1925 EL CAMINO DE LA LUZ

RESIDENTIAL REUSE PROJECT

Project Description

The residential reuse project proposed for 1925 El Camino de la Luz, Santa Barbara consists of the following principal interrelated components, which replace the house and apputenances that were destroyed by an anthropogenic reactivation between 2001-1909/1903 El Camino de la Luz, including at 1925 ECDLL, of a pre-historic mapping landslide.

• Residence. Habitable interior space (net sf): 2,789 sf; Garage, 571 sf

A detached, tiered, three story (max. 30 feet height) single family residence, on an engineered deep caisson and grade beam foundation, with shear pins and tie-backs, with an attached two-car garage, comprehensive Storm Water Management System, solar energy and water conservation systems, and interior (enclosed) storage and trash storage areas.

The seaward edge of the house has the following setbacks:

(1) 169-178 feet landward of the surveyed coastal bluff edge (upper termination) determined pursuant to the criteria in Title 14, California Code of Regulations, section 13577(h), the applicable adopted regulation by the Coastal Commission (CDP 4-84-17, Doolittle), and other applicable adopted methodologies.

(2) 84-93 feet from the prospective 75-year (2090) coastal bluff top location based on the City's adopted average annualized 12-inch/yr retreat rate, plus Coastal Commission's 10-feet additional setback.

(3) 125-148 feet landward of sensitive native vegetation (cliff asters and coastal bluff scrub).

• Private Open Space. 3,151.5 sf (exclusive of horticultural landscaping with regionally native species)

(1) Entry Level Roof Deck and Entry Patio: 242 sf;

(2) Upper Level Deck and Master Bedroom Deck: 223 sf;

(3) Lower Level Patio: 282 sf;

(4) Lower garden, with sitting areas, path, and native vegetation (restored temporary construction bench south of the lower shear pin row): 2,000.5 sf

(5) Upper garden, with sitting areas, path, and native vegetation: 627 sf.

• Driveway. Minimum 16-foot wide driveway on 1925 ECDLL (including within existing easement area with 1927 ecdll and proposed new easement area with 1921 ECDLL), with a turnaround apron, restored upper driveway berm and other stormwater controls, and upgraded utility conduits to meet peak seismic conditions and prevent back-flows or exfiltration.

• Landform Stabilization. Subsurface landform stabilization with two rows of deep 30-inch diameter shear pins, 6-feet on center, adjacent to the southerly and along the northerly building envelope boundaries. 65-feet long tiebacks extend, within the lot boundaries, from the lower shear pins into bedrock. A grade beam whaler extends along the lower shear pins and three subsurface horizontal drains below the building envelope to intercept ground water for beneficial on-site reuse.

• Grading. Minimized and balanced on-site grading (1,180 cy cut and fill) at locations between previously (1956, 1978, 1984) graded elevations 84-140 feet MLLW, with benched keyways and temporary tie-back construction bench of fill and temporary lower shear pin construction trench areas, fill of voids in City's 1978 grading envelope, runoff controls during grading, construction, and post-construction, and implementation of the applicable suite of City Stormwater Management Plan BMP's. The proposed ± 7,750 sf grading area is completely within previously disturbed areas of the lot, and contains no trees or protected flora or fauna. Revegetation of graded areas will utilize available deep-rooted and drought-tolerant locally and/or regionally native vegetation.

• Stormwater and Ground Water Drainage Controls. Comprehensive suite of structural and operational BMP's, with monitoring/adaptive management, reduces runoff from the structural development envelope during the City peak design storm event to zero, with treatment of water for beneficial (non-potable) on-site and potential City reuse, and limited discharge by pumping of excess water from Water Storage Tanks 1, 2, and 3a to the City storm drain. Excess water in Water Storage Tank 3b, seasonally used as a lap pool, will be retained on site for beneficial reuse, and under limited circumstances may be pumped to the City wastewater collection system.

• Retaining Walls. Driveway, turnaround, house, and patio retaining walls (380 LF, with a maximum 7 ft height above existing grade), with planter pockets and drought-tolerant (climbing, hanging) locally or regionally genetically native vegetation screening.

• Landscaping. Horticultural lemonade berry mitigation landscaping in the City (1978) grading restoration area south of the lower garden. Horticultural landscaping in the development envelope with low stature regionally native vegetation that meets Fire Department fuel management standards and maintains public visual quality, provided that non-invasive drought-tolerant naturalized vegetation may be utilized in planters within the development envelope.

• Easements. Offers to Dedicate (OTD's) specified easements to the City for (1) lateral public beach access and recreation on the back beach area, (2) open space of the coastal bluff and contiguous lemonade berry vegetation, and (3) a public view corridor over the development envelope from El Camino de la Luz to the Santa Barbara Channel and Santa Cruz Island.

• Driveway Gate. A see-through, inward-opening, gate across the driveway, consistent with City setback standards from the street pavement.

• Monitoring and Reporting. Project and site condition monitoring and reporting to occur (a) prior to commencement of grading or construction, whichever comes first, (b) during construction, and (c) at specified intervals during the 75-year economic life of the project, as recommended by the project biological, coastal, coastal engineering, and geotechnical technical consultants.

Section 3 of the 1925 El Camino de la Luz Residential Reuse Project Constrainsts/Consistency Analysis (2015) contains the full textual project description.

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	1925 E.C.D.L.L. - SB, CA 93109
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,360
ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	20,046
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	37.30%
Does the height of existing or proposed buildings exceed 25 feet?	Yes
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	Yes
An FAR MOD is not required per SBMC §28.15	
FLOOR AREA RATIO (FAR):	0.167614487
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.233991719
100% MAX FAR (in sq. ft.):	4690.598
85% of MAX FAR (in sq. ft.):	3987.0083
80% of MAX FAR (in sq. ft.):	3752.4784
The 3360 square foot proposed total is 72.0% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator

ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43560

project data

Owner	EMPRISE TRUST 1925 EL CAMINO DE LA LUZ SANTA BARBARA, CA 93109
Project Address	1925 EL CAMINO DE LA LUZ SANTA BARBARA, CA 93109
MST#	2013-00240
APN	045-100-024
Zone	E-3/S-D-3
General Plan District	Mesa: West Mesa
Hillside Design District	YES
High Fire Area	NO
Demolition Review Study Area	NO
Flood Zone	
Residential Reuse & Shear Pins	NO
Back Beach (MHTL - Toe of Coastal Bluff)	YES

Note: No structural development proposed within flood zone.

Construction Type	V-B
Occupancy	R-3
# of Stories	3
Avg Slope Gradient for Development Envelope	27.6%
Avg Slope Gradient for Entire Parcel	37.3%

Applicable Codes:
This project shall comply with the 2013 CBC, 2013 CEC, 2013 CMC, 2013 CPC, 2013 CEC, 2013 CFC, 2013 CAC, CALIFORNIA CODE OF REGULATIONS, TITLE 14 AND 24, SB Municipal Code.

ZONING INFORMATION

PARKING:

Required	2
Provided	2

(E) PARCEL AREA 20,046 sf

LOT COVERAGE	(EXISTING)	(PROPOSED)
Building	0 sf (0.00%)	2,096 sf (10.85%)
Paving/Drive	637 sf (3.17%)	3,515 sf (17.15%)
Landscape	19,409 sf (96.83%)	14,435 sf (72.00%)
TOTAL	20,046 sf (100.0%)	20,046 sf (100.0%)

BUILDING AREA	(GROSS)	(NET)
	3,585 sf	3,360sf

NOTE:
PROPOSED RESIDENCE, GARAGE, AND FOYER WILL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130 AND SUBMITTED UNDER A SEPARATE PERMIT.

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vicinity map

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T.01
GENERAL INFORMATION
PROJECT DATA

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VIEW LOOKING EAST DOWN E.C.D.L.L. FROM OLIVER ROAD (03.18.11) 2

VIEW LOOKING SOUTH AT 2017 E.C.D.L.L. (03.18.11) 3

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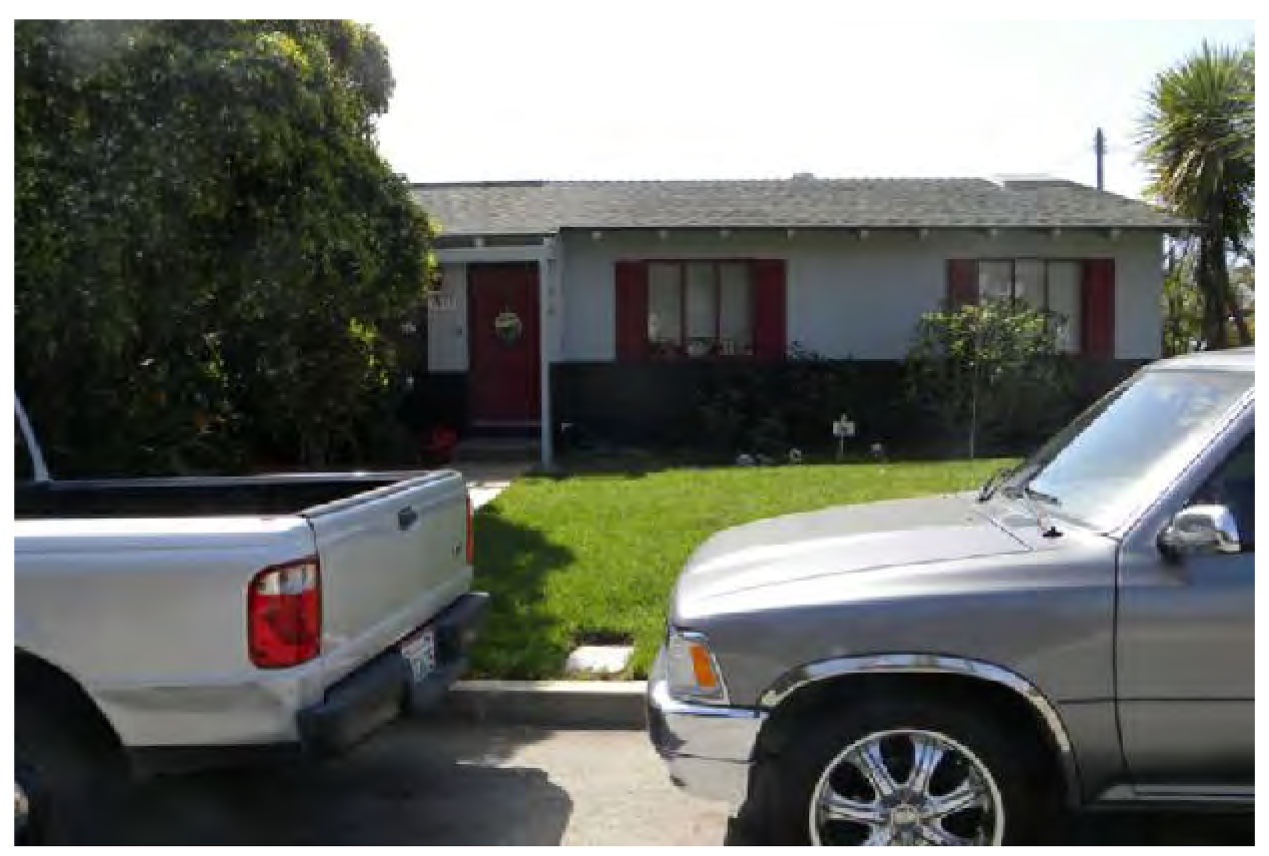
VIEW LOOKING SOUTH DOWN DRIVEWAY OF 1931 + 1933 E.C.D.L.L. (03.18.11) 7

VIEW LOOKING SOUTH AT 1929 E.C.D.L.L. (03.18.11) 8



VIEW LOOKING SOUTH AT 1917 E.C.D.L.L. (03.18.11) 9

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G.01
PHOTO DOCUMENTATION

VIEW LOOKING SOUTH AT 1907 E.C.D.L.L. 1
(03.18.11)

VIEW LOOKING SOUTH DOWN DRIVEWAY TO 1903 E.C.D.L.L. 2
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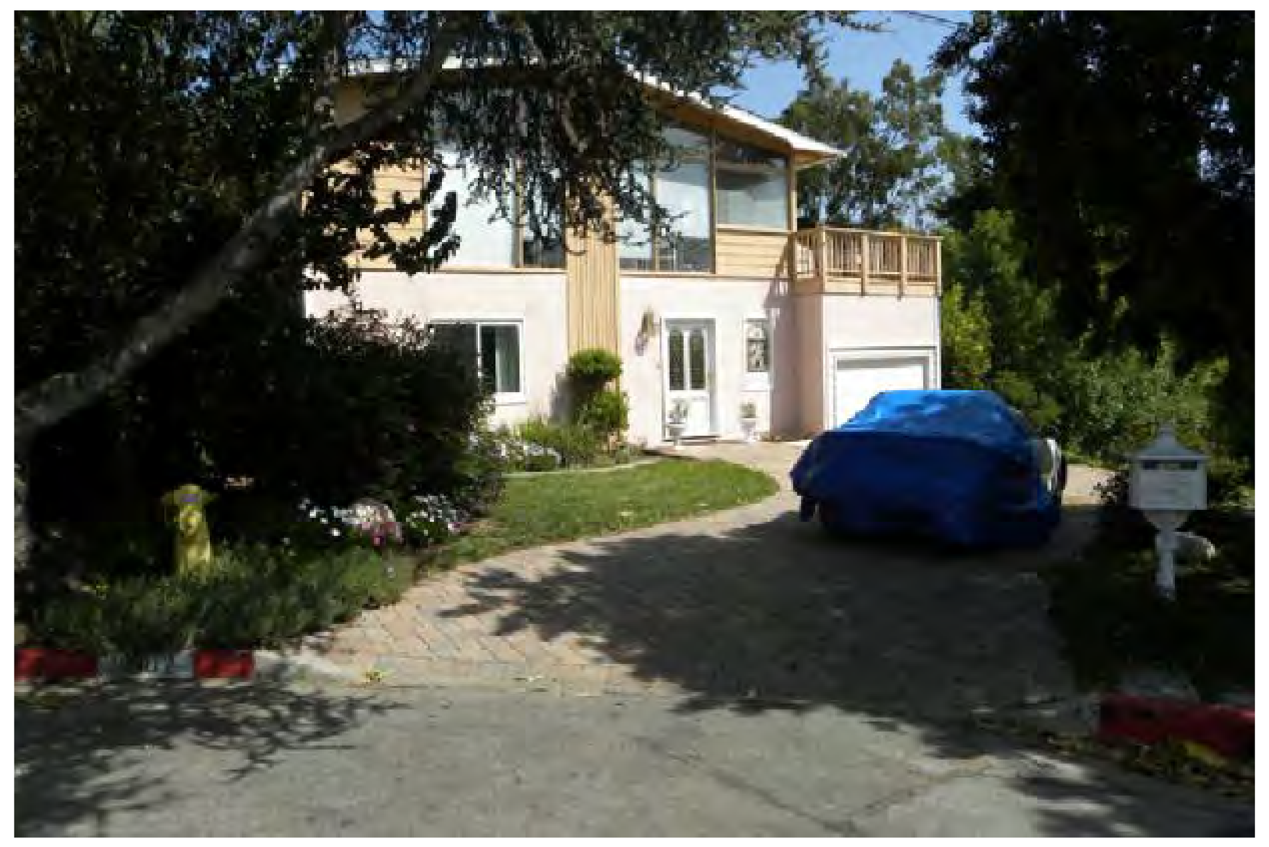
VIEW LOOKING SOUTH AT 1839 E.C.D.L.L. 3
(03.18.11)

VIEW LOOKING EAST AT FOOTBRIDGE OVER "LIGHTHOUSE CREEK" 4
(03.18.11)



VIEW LOOKING NORTHEAST AT 1902 E.C.D.L.L. 5
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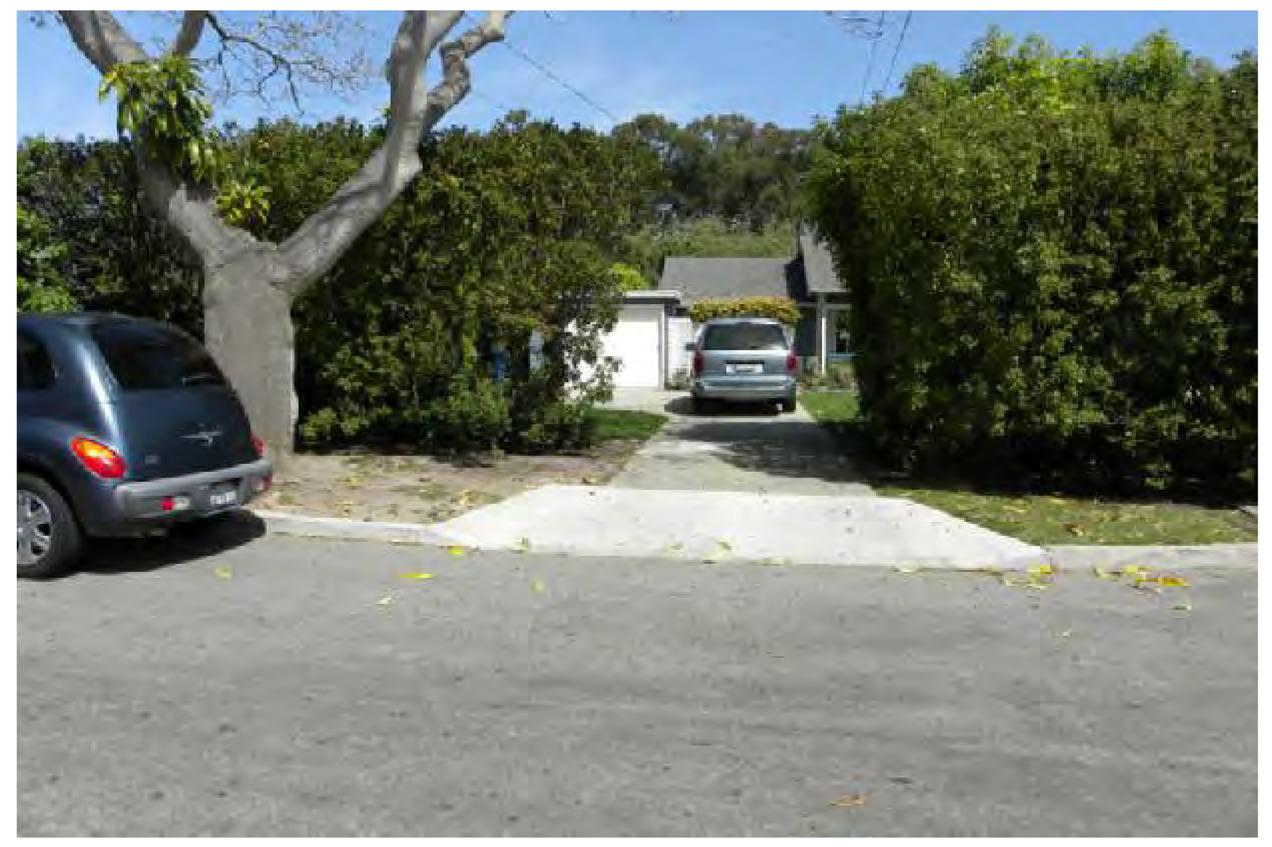

VIEW LOOKING NORTH AT 1906 E.C.D.L.L. 6
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VIEW LOOKING NORTH AT 1910 E.C.D.L.L. 7
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VIEW LOOKING NORTH DOWN DRIVEWAY OF 1910 E.C.D.L.L. 8
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VIEW LOOKING NORTH AT 1930 E.C.D.L.L. 12
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G.02
PHOTO DOCUMENTATION

VIEW LOOKING NORTH AT 1930 E.C.D.L.L. 1
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VIEW LOOKING NORTH AT 1936 E.C.D.L.L. 2
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VIEW LOOKING NORTH AT 2000 E.C.D.L.L. 3
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VIEW LOOKING NORTH AT 2000 E.C.D.L.L. 4
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VIEW LOOKING NORTH AT 2002 E.C.D.L.L. 5
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VIEW LOOKING NORTH AT 2010 E.C.D.L.L. 6
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VIEW LOOKING NORTH AT 2010 E.C.D.L.L. 7
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VIEW LOOKING NORTH AT 2020 E.C.D.L.L. 10
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VIEW LOOKING NORTH AT 2026 E.C.D.L.L. 12
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G.03
PHOTO
DOCUMENTATION

VIEW FROM ECDLL LOOKING DOWN EXISTING DRIVEWAY OF 1925 + 1927 ECDLL (05.23.12) 1

VIEW FROM ECDLL ALONG THE 1921-1919 ECDLL DRIVEWAY TO THE SANTA BARBARA CHANNEL AND SANTA CRUZ ISLAND (05.23.12) 2

VIEW FROM EXISTING 1921 ECDLL DRIVEWAY LOOKING NORTHEAST AT 1919 ECDLL (05.23.12) 3

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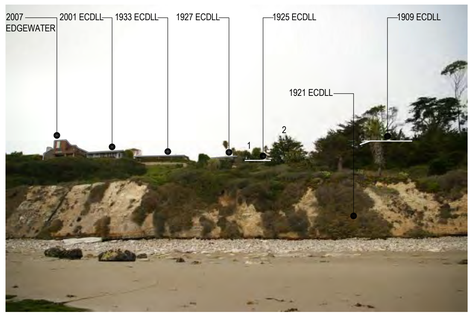
VEGETATED COASTAL BLUFF FACE AT 1925 ECDLL. VEGETATION ON COASTAL BLUFF TOP SCREENS ROOF LINE AT TOP 0F 1925 ECDLL HOUSE FROM THIS PERSPECTIVE AT LOW TIDE BEACH.

7

8

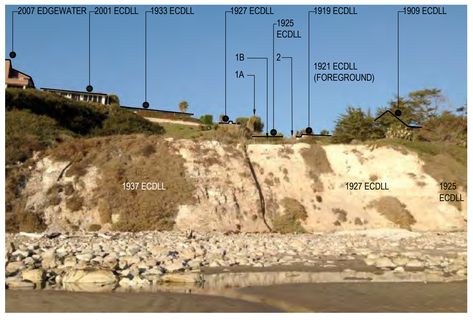


VIEW FROM BEACH LOOKING NORTH TOWARDS PROJECT SITE 9

VIEW FROM DEC. 14, 2012 LOWER-LOW TIDE BEACH TO BACK BEACH, COASTAL BLUFF, AND TOP EDGES OF ROOF LINES OF HOUSES IN THE IMMEDIATE NEIGHBORHOOD. THE DEVELOPMENT ENVELOPE AT 1925 ECDLL IS BELOW AND TO THE RIGHT OF THE TREE AND SHRUBS AT 1 AND TO THE LEFT OF THE TREE AT 2.

VIEW FROM BEACH LOOKING NORTH TOWARDS PROJECT SITE 10

VIEW FROM THE LOWER-LOW TIDE BEACH (DEC. 14, 2012, MINUS 1.7 FEET MLLW) LOOKING LANDWARD AT THE SAND AND COBBLE BEACH PLANE IN THE LOWER FOREGROUND, COASTAL BLUFF, AND TOP EDGES OF ROOF LINES OF HOUSES (LEFT TO RIGHT) 1933 ECDLL, (PARTLY OBSCURED BY VEGETATION) 1927 ECDLL, DEVELOPMENT ENVELOPE AT 1925 ECDLL BELOW THE TREE AND SHRUBS AT 1 AND TO THE LEFT AND BEHIND THE TREE AT 2, 1921 ECDLL, (PARTLY OBSCURED BY VEGETATION) 1909 ECDLL, AND 1837 ECDLL AT THE RIGHT OF THE PHOTO.



VIEW LOOKING NORTH THROUGH NORTHEAST FROM LOWER LOW TIDE 11

VIEW FROM THE JAN. 17, 2012 LOWER-LOW TIDE BEACH TO THE BACK BEACH, COASTAL BLUFF, AND TOP EDGES OF ROOF LINES OF HOUSES IN THE IMMEDIATE NEIGHBORHOOD. THE DEVELOPMENT ENVELOPE AT 1925 ECDLL IS TO THE RIGHT OF THE TREE AND SHRUBS AT 1A, BEHIND AND SLIGHTLY ABOVE THE SHRUBS AT 1B, AND BEHIND AND SLIGHTLY ABOVE THE SHRUBS AT 2.

VIEW FROM BEACH LOOKING NORTH TOWARDS PROJECT SITE 12

VIEW OF THE PRIMARILY VEGETATED COASTAL BLUFF AT 1925 ECDLL, AS SEEN FROM THE SOUTHERLY PROPERTY LINE (MEAN HIGH TIDE LINE), LOOKING LANDWARD, ON OCT. 12, 2012. THE VERTICAL LINES ILLUSTRATE THE EASTERLY AND WESTERLY PROPERTY LINES OF 1925 ECDLL.

KEY PLAN
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SFDB CONCEPT #2 HEARING
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PLANNING COMMISSION HEARING

project info
|PROJECT - #1147|
EMPRISE TRUST RESIDENCE
RESIDENTIAL REUSE PROJECT
|PROJECT ADDRESS|
1925 EL CAMINO DE LA LUZ
SANTA BARBARA, CA 93109
|OWNER CONTACT|
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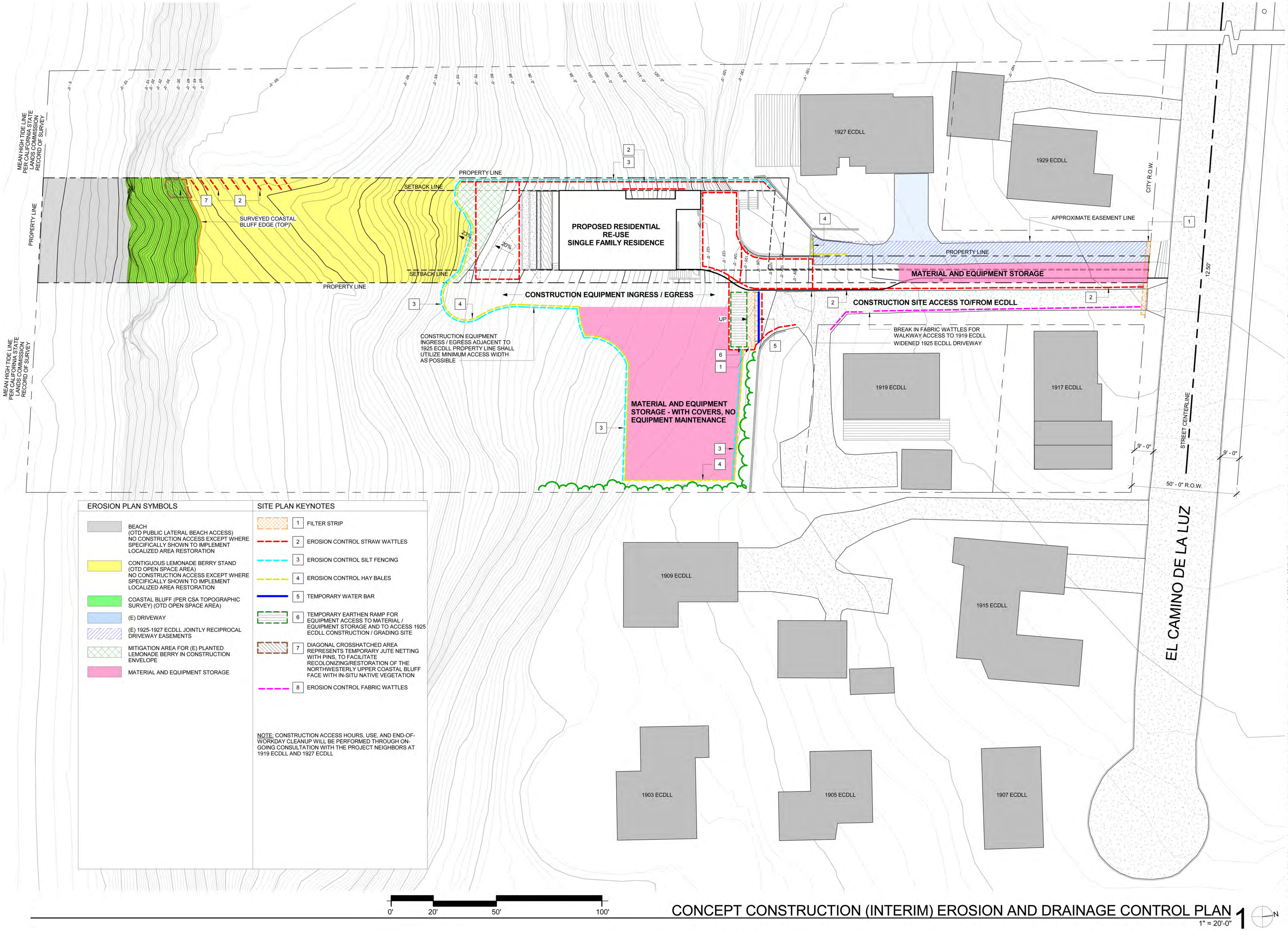
G.04
PHOTO DOCUMENTATION



EROSION PLAN SYMBOLS	
(grey)	BEACH (OTD PUBLIC LATERAL BEACH ACCESS) NO CONSTRUCTION ACCESS EXCEPT WHERE SPECIFICALLY SHOWN TO IMPLEMENT LOCALIZED AREA RESTORATION
(yellow)	CONTIGUOUS LEMONADE BERRY STAND (OTD OPEN SPACE AREA) NO CONSTRUCTION ACCESS EXCEPT WHERE SPECIFICALLY SHOWN TO IMPLEMENT LOCALIZED AREA RESTORATION
(green)	COASTAL BLUFF (PER CSA TOPOGRAPHIC SURVEY) (OTD OPEN SPACE AREA)
(blue)	(E) DRIVEWAY
(hatched)	(E) 1925-1927 ECDLL JOINTLY RECIPROCAL DRIVEWAY EASEMENTS
(crosshatched)	MITIGATION AREA FOR (E) PLANTED LEMONADE BERRY IN CONSTRUCTION ENVELOPE
(pink)	MATERIAL AND EQUIPMENT STORAGE

SITE PLAN KEYNOTES	
1	FILTER STRIP
2	EROSION CONTROL STRAW WATTLES
3	EROSION CONTROL SILT FENCING
4	EROSION CONTROL HAY BALES
5	TEMPORARY WATER BAR
6	TEMPORARY EARTHEN RAMP FOR EQUIPMENT ACCESS TO MATERIAL / EQUIPMENT STORAGE AND TO ACCESS 1925 ECDLL CONSTRUCTION / GRADING SITE
7	DIAGONAL CROSSHATCHED AREA REPRESENTS TEMPORARY JUTE NETTING WITH PINS, TO FACILITATE RECOLONIZING/RESTORATION OF THE NORTHWESTERLY UPPER COASTAL BLUFF FACE WITH IN-SITU NATIVE VEGETATION
8	EROSION CONTROL FABRIC WATTLES

NOTE: CONSTRUCTION ACCESS HOURS, USE, AND END-OF-WORKDAY CLEANUP WILL BE PERFORMED THROUGH ON-GOING CONSULTATION WITH THE PROJECT NEIGHBORS AT 1919 ECDLL AND 1927 ECDLL

CONCEPT CONSTRUCTION (INTERIM) EROSION AND DRAINAGE CONTROL PLAN 1

1" = 20'-0"

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|PROJECT #1147|
1925 E.C.D.L.L.
RESIDENTIAL REUSE PROJECT

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SANTA BARBARA, CA 93109

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A0.01
CONSTRUCTION INTERIM EROSION & DRAINAGE CONTROL PLAN

SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT - CONDITIONS

1. STANDARD DUST MITIGATIONS ARE RECOMMENDED FOR ALL CONSTRUCTION AND/OR GRADING ACTIVITIES. SEE COMMENTS UNDER "FUGITIVE DUST CONTROL MEASURES" ON THIS SHEET.

2. THE STATE OF CALIFORNIA CONSIDERS PARTICULATE MATTER EMITTED BY DIESEL ENGINES CARCINOGENIC. THEREFORE, DURING PROJECT GRADING, CONSTRUCTION, AND HAULING, CONSTRUCTION CONTRACTS MUST SPECIFY THAT CONTRACTORS SHALL ADHERE TO THE REQUIRMENTS LISTED UNDER "DIESEL PARTICULATE AND NOx EMISSION MEASURES" ON THIS SHEET TO REDUCE EMISSIONS OF PARTICULATE MATTER FROM DIESEL EQUIPMENT AS WELL AS OF OZONE PRECURSORS.

3. ALL PORTABLE DIESEL-FIRED CONSTRUCTION ENGINES RATED AT 50 BHP OR GREATER MUST HAVE EITHER STATEWIDE PORTABLE EQUIPMENT REGISTRATION PROGRAM (PERP) CERTIFICATES OR APCD PERMITS PRIOR TO GRADING/BUILDING PERMIT ISSUANCE. CONSTRUCTION ENGINES WITH PERP CERTIFICATES ARE EXEMPT FROM APCD PERMIT, PROVIDED THEY WILL BE ON-SITE FOR LESS THAN 12 MONTHS.

4. ADVISORY: THE APPLICANT SHOULD DETERMINE WHETHER ANY STRUCTURE(S) PROPOSED FOR DEMOLITION OR RENOVATION CONTAINS ASBESTOS THAT IS FRIABLE OR HAS THE POTENTIAL TO BECOME FRIABLE DURING DEMOLITION OR DISPOSAL. IF ANY STRUCTURE DOES CONTAIN FRIABLE ASBESTOS, THE ASBESTOS SHOULD BE REMOVED BY A CONTRACTOR THAT IS STATE CERTIFIED FOR ASBESTOS REMOVAL. FOR ADDITIONAL INFORMATION REGARDING ASBESTOS IN CONSTRUCTION, PLEASE REFER TO APCD'S WEBSITE AT WWW.OURAIR.ORG/ASBESTOS/.

5. NATURAL GAS-FIRED FAN-TYPE CENTRAL FURNACES WITH A RATED HEAT INPUT CAPACITY OF LESS THAN 175K BTU/HR AND WATER HEATERS RATED BELOW 75K BTU/HR MUST COMPLY WITH THE EMISSION LIMITS AND CERTIFICATION REQUIREMENTS OF APCD RULE 352. PLEASE SEE WWW.OURAIR.ORG/WP-CONTENT/UPLOADS/RULE352.PDF FOR MORE INFORMATION.

6. SMALL BOILERS AND WATER HEATING UNITS (RATED BETWEEN 75K AND 2.0M BUT/HR) MUST COMPLY WITH THE EMISSION LIMITS AND CERTIFICATION REQUIREMENTS OF APCD RULE 360. COMBINATIONS OF UNITS TOTALING 2.0M BTU/HR OR GREATER ARE REQUIRED TO OBTAIN A DISTRICT PERMIT PRIOR TO BUILDING PERMIT ISSUANCE. PLEASE SEE WWW.OURAIR.ORG/WP-CONTENT/UPLOADS/RULE360.PDF FOR MORE INFORMATION AND A LIST OF CERTIFIED BOILERS (NOTE: ANY UNITS FIRED ON FUEL(S) OTHER THAN NATURAL GAS MUST BE CERTIFIED BY THE SBCAPCD ON A CASE-BY-CASE BASIS, EVEN IF THE UNIT IS CERTIFIED WHEN FIRED ON NATURAL GAS).

7. ASPHALT PAVING ACTIVITIES SHALL COMPLY WITH APCD RULE 329, *CUTBACK AND EMULSIFIED ASPHALT PAVING MATERIALS*.

SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT - DIESEL PARTICULATE AND NOx EMISSION MEASURES

THE FOLLOWING MEASURES ARE REQUIRED BY STATE LAW:

1. ALL PORTABLE DIESEL-POWERED CONSTRUCTION EQUIPMENT SHALL BE REGISTERED WITH THE STATE'S PORTABLE EQUIPMENT REGISTRATION PROGRAM OR SHALL OBTAIN AN APCD PERMIT.

2. FLEET OWNERS OF MOBILE CONSTRUCTION EQUIPMENT ARE SUBJECT TO THE CALIFORNIA AIR RESOURCE BOARD (CARB) REGULATION FOR IN-USE OFF-ROAD DIESEL VEHICLES (TITLE 13 CALIFORNIA CODE OF REGULATIONS, CHAPTER 9, 2449), THE PURPOSE OF WHICH IS TO REDUCE DIESEL PARTICULATE MATTER (PM) AND CRITERIA POLLUTANT EMISSIONS FROM IN-USE (EXISTING) OFF-ROAD DIESEL-FUELED VEHICLES. FOR MORE INFORMATION, PLEASE REFER TO THE CARB WEBSITE AT WWW.ARB.CA.GOV/MSPROG/ORDIESEL/ORDIESEL.HTM.

3. ALL COMMERCIAL DIESEL VEHICLES ARE SUBJECT TO TITLE 13, 2485 OF THE CALIFORNIA CODE OF REGULATIONS, LIMITING ENGINE IDLING TIME. IDLING OF HEAVY-DUTY DIESEL CONSTRUCTION EQUIPMENT AND TRUCKS DURING LOADING AND UNLOADING SHALL BE LIMITED TO FIVE MINUTES; ELECTRIC AUXILLARY POWER UNITS SHOULD BE USED WHENEVER POSSIBLE.

THE FOLLOWING MEASURES ARE RECOMMENED:

4. DIESEL CONSTRUCTION EQUIPMENT MEETING THE CALIFORNIA AIR RESOURCES BOARD (CARB) TIER 1 EMISSION STANDARDS FOR OFF-ROAD HEAVY-DUTY DIESEL ENGINES SHALL BE USED. EQUIPMENT MEETING CARB TIER 2 OR HIGHER EMISSION STANDARDS SHOULD BE USED TO THE MAXIMUM EXTENT FEASIBLE.

5. DIESEL POWERED EQUIPMENT SHOULD BE REPLACED BY ELECTRIC EQUIPMENT WHENEVER FEASIBLE.

6. IF FEASIBLE, DIESEL CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH SELECTIVE CATALYTIC REDUCTION SYSTEMS, DIESEL OXIDATION CATALYSTS AND DIESEL PARTICULATE FILTERS AS CERTIFIED AND/OR VERIFIED BY EPA OR CALIFORNIA.

7. CATALYTIC CONVERTERS SHALL BE INSTALLED ON GASOLINE-POWERED EQUIPMENT, IF FEASIBLE.

8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN TUNE PER THE MANUFACTURER'S SPECIFICATIONS.

9. THE ENGINE SIZE OF CONSTRUCTION EQUIPMENT SHALL BE THE MINIMUM PRACTICAL SIZE.

10. THE NUMBER OF CONSTRUCTION EQUIPMENT OPERATING SIMULTANEOUSLY SHALL BE MINIMIZED THROUGH EFFICIENT MANAGEMENT PRACTICES TO ENSURE THAT THE SMALLEST PRACTICAL NUMBER IS OPERATING AT ANY ONE TIME.

11. CONSTRUCTION WORKER TRIPS SHOULD BE MINIMIZED BY REQUIRING CARPOOLING AND BY PROVIDING FOR LUNCH ONSITE.

NOTE: MEASURES SHALL BE SHOWN ON GRADING AND BUILDING PLANS AND SHALL BE ADHERED TO THROUGHOUT GRADING, HAULING AND CONSTRUCTION ACTIVITIES.

SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT - FUGITIVE DUST CONTROL MEASURES

1. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE. HOWEVER, RECLAIMED WATER SHOULD NOT BE USED IN OR AROUND CROPS FOR HUMAN CONSUMPTION.

2. MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MPH OR LESS.

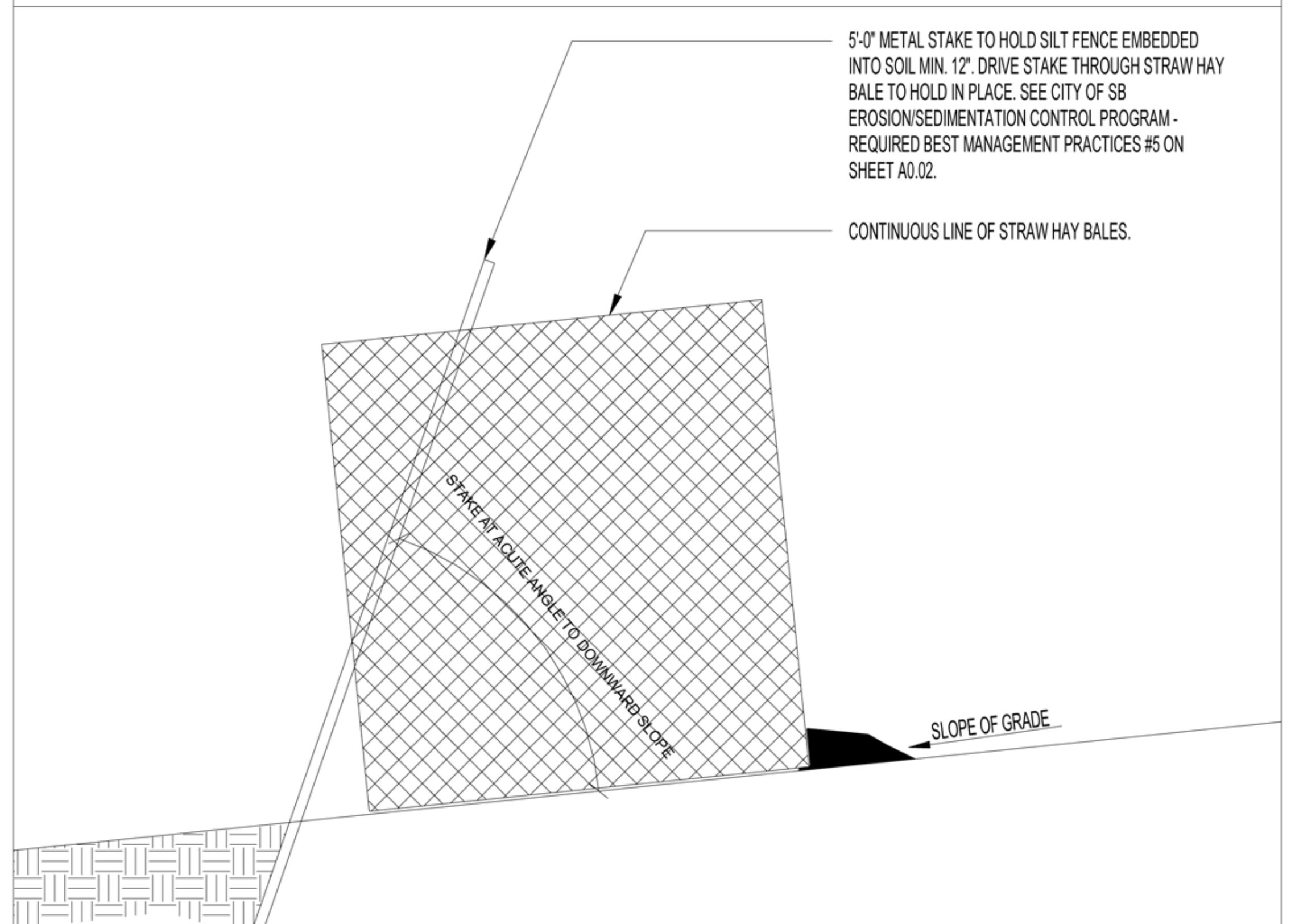
3. IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORGIN.

4. GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS.

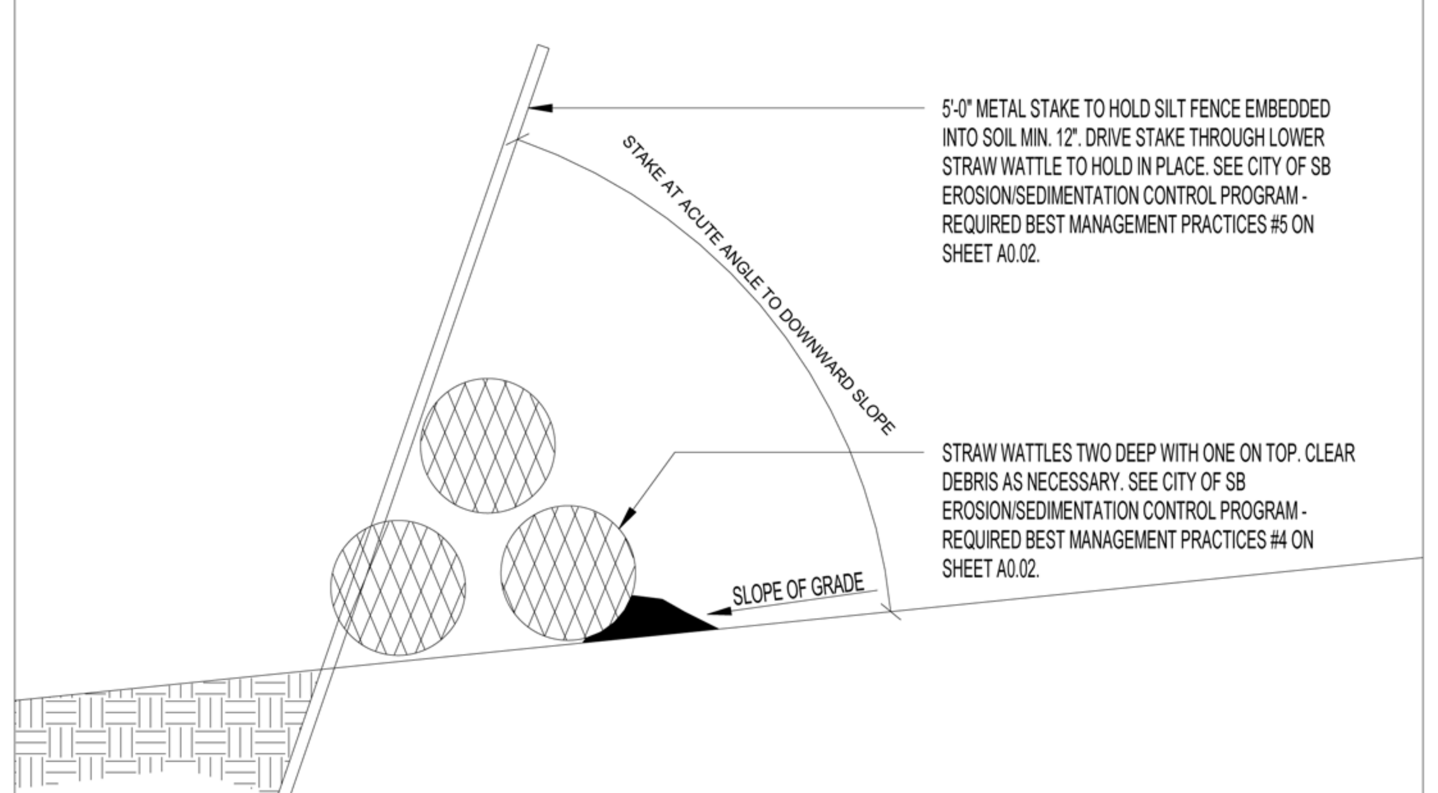
5. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

6. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.

7. ALL REQUIREMENTS SHALL BE SHOWN ON GRADING AND BUILDING PLANS AND AS A NOTE ON A SEPARATE INFORMATION SHEET TO BE RECORDED WITH MAP. REQUIREMENTS SHALL BE SHOWN ON PLANS OR MAPS PRIOR TO LAND USE CLEARANCE OR MAP RECORDATION. CONDITION SHALL BE ADHERED TO THROUGHOUT ALL GRADING AND CONSTRUCTION PERIODS.



SILT FENCING WITH STRAW HAY BALE CONSTRUCTION DETAIL



SILT FENCING WITH STRAW WATTLE CONSTRUCTION DETAIL

CITY OF SANTA BARBARA EROSION/SEDIMENTATION CONTROL PROGRAM - REQUIRED BEST MANAGEMENT PRACTICES (BMP's)

1. A GRAVEL CONSTRUCTION ENTRANCE IS GENERALLY REQUIRED WHERE VEHICLE TRAFFIC IS ANTICIPATED OFF OF EXISTING PAVED OR GRAVELED ROADS. THE RESPONSIBILITY FOR FIELD DESIGN TO MEET SITE CONDITIONS, AND MAINTENANCE OF THE CONSTRUCTION ENTRANCES REMAINES WITH THE PROPERTY OWNER OR CONSTRUCTION CONTRACTOR. THE GENERAL CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE CLEAN-UP OF ANY MUD OR DIRT THAT IS TRACKED ONTO STREETS OR PAVED AREAS, EVEN WITH THE INSTALLATION OF GRAVEL CONSTRUCTION ENTRANCES.

2. A FILTER SYSTEM SHALL BE USED ON THE CATCH BASIN LOCATED AT THE NORTHEASTERLY ARC OF THE ECDLL CUL-DE-SAC, AND PARKING AREAS AS A MEANS OF SEDIMENT CONTROL. ALTERNATE METHODS WILL REQUIRE THE APPROVAL OF THE CITY.

3. FOR ALL PROJECTS, A SILT FENCE OR STRAW WATTLE DIKE SHALL BE INSTALLED ALONG THE DOWN SLOPE EDGE OF THE DISTURBED AREA, PRIOR TO COMMENCEMENT OF GRADING. THE SEDIMENT FILTER STRUCTURES WILL BE LOCATED SO THAT ANY RUNOFF FROM THE CONSTRUCTION SITE IS FILTERED. SEDIMENT SHALL BE REMOVED WHEN THE DEPTH OF SEDIMENT EXCEEDS ONE HALF OF THE HEIGHT OF THE STRUCTURE. SILT FENCES AND STRAW WATTLES SHALL BE INSTALLED ACCORDING TO THE STANDARD REFERENCES CITED.

4. STRAW WATTLES CAN BE USED AS DIKES TO STABILIZE TEMPORARY CHANNEL FLOW LINES OR AS A PERIMETER FILTER BARRIER. STRAW WATTLES MUST BE INSTALLED IN A TRENCH, STAKED AND BACKFILLED IF THEY ARE TO BE EFFECTIVE IN REDUCING FLOW VELOCITY AND FILTERING SEDIMENT FROM RUNOFF. STRAW WATTLES SHOULD NOT REMAIN IN PLACE MORE THAN 12 MONTHS AFTER INSTALLATION UNLESS IT CAN BE DETERMINING SIGNIFICANT DETERIORATION HAS NOT OCCURRED. WHEN USED AS A PERIMETER FILTER, ANY ACCUMULATED SEDIMENT BE REMOVED WHEN IT REACHES A HEIGHT OF THE LOWEST WATTLE OR 6 INCHES, WHICHEVER IS LESS.

5. SILT FENCES SHOULD BE INSTALLED WHERE SEDIMENT FROM SHEET FLOW OR RILL AND GULLY EROSION WILL ENTER DIRECTLY ONTO ADJACENT PROPERTY. WHEN INSTALLING, IT IS IMPORTANT THE FABRIC MATERIAL BE ANCHORED INTO A TRENCH AND BACKFILLED. MAINTENANCE OF FILTER FENCES IS SIMILAR TO THAT OF STRAW WATTLES IN THAT THE FABRIC MUST BE INSPECTED AND NEEDED REPAIRS IMPLEMENTED AFTER ANY STORM EVENT WITH MEASURABLE PRECIPITATION. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN MATERIAL REACHES A DEPTH OF MORE HAN ONE-HALF OF THE FENCE HEIGHT.

6. PLASTIC SHEETING SHALL GENERALLY NOT BE USED AS AN EROSION CONTROL MEASURE OVER LARGE AREAS. PLASTIC SHEETING MAY BE USED TO PROTECT SMALL, HIGHLY ERODIBLE AREAS, OR TO PROTECT TEMPORARY STOCKPILES OF MATERIAL. IF PLASTIC SHEETING IS USED, ALL RESULTING CONCENTRATED WATER FLOW FROM THE PLASTIC MUST BE DIRECTED TO A PROPERTY DESIGNED OR EXISTING DRAINAGE SYSTEM ABLE TO HANDLE THE RUNOFF WITHOUT CAUSING ADDITIONAL EROSION.

7. AS FAR AS IS PRACTICABLE, EXISTING VEGETATION SHALL BE PROTECTED AND LEFT IN PLACE, IN ACCORDANCE WITH THE CLEARING LIMITS SHOWN ON THE APPROVED BUILDING PERMIT OR GRADING PERMIT AND THE APPROVED EROSION CONTROL PLANS. THE EXCEPTION IS WHERE EXOTIC PLANT MATERIALS ARE TO BE REMOVED, OR FIRE FUELS REDUCED IN ACCORDANCE WITH AN APPROVED PLAN. WORK AREAS SHALL BE CAREFULLY LOCATED AND MARKED TO REDUCE UNNECESSARY DAMAGE TO EXISTING VEGETATION.

8. HYDRO-SEEDING ALONE WILL NORMALLY NOT BE CONSIDERED SATISFACTORY EROSION PROTECTION FOR DISTURBED SLOPES STEEPER THAN 4H:1V. DISTURBED SLOPES STEEPER THAN 4H:1V SHALL BE PROTECTED USING STRAW AND TACKIFIER. THE INSTALLATION OF EROSION CONTROL BLANKETS SHALL BE REQUIRED FOR ALL DISTURBED SLOPES STEEPER THAN 2.5H:1V AND GREATER THAN 20 FEET IN SLOPE LENGTH. INSTALLATION OF STRAW WATTLES STAKED ON CONTOUR SHALL BE REQUIRED FOR ALL SLOPES STEEPER THAN 4H:1V WITH SLOPE LENGTHS GREATER THAN 30 FEET. STRAW WATTLES OR SILT FENCING SHALL BE INSTALLED AT THE TOE OF ALL SLOPES STEEPER THAN 4H:1V, AND ALONG (JUST BELOW) TOP OF BANK ALONG ALL CREEKS.

9. DURING ANY CLEARING, EARTH MOVING AND/OR GRADING PHASES OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE. IN ADDITION, THE ENTIRE AREA OF DISTURBED SOILS SHALL BE WETTED DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST.

10. DURING THE CONSTRUCTION PHASE OF THE PROJECT, WATER TRUCKS AND SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICULAR MOVEMENT DAMP ENOUGH TO PREVENT DUST RAISED FROM LEAVING THE SITE. AS A MINIMUM, THIS WILL INCLUDE THE WETTING DOWN OF SUCH AREAS IN THE LATE MORNING HOURS AND AT THE CLOSE OF EACH DAY'S ACTIVITIES.

11. ALL TRUCKS HAULING SOIL MATERIALS TO AND FROM THE SITE SHALL BE COVERED WITH A TARP TO PREVENT DUST FROM BLOWING OFF THE TRUCK.

12. ALL ALLEYWAYS, CIRCULATION ROUTES, HAUL ROUTES, STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF DIRT, DUST AND DEBRIS IN A MANNER ACCEPTABLE TO THE CITY OF SANTA BARBARA'S PUBLIC WORKS DEPARTMENT AS OUTLINED IN THEIR "PROCEDURES FOR THE CONTROL OF RUNOFF INTO STORM DRAINS AND WATERCOURSES". AT A MINIMUM, SAID AREAS SHALL BE CLEANED AT THE END OF EACH WORKING DAY OR MORE OFTEN IF DIRECTED BY CITY PERSONNEL. THE FLUSHING OF DIRT OR DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. FAILURE TO KEEP THESE AREAS CLEAN WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER, WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS THE AREA IS CLEANED IN A MANNER ACCEPTABLE TO THE CITY. EARTH MOVING AND GRADING ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00AM AND 6:00PM OR AS SPECIFIED IN THE APPROVED EROSION CONTROL PLAN OR THE PROJECT CONDITIONS OF APPROVAL.

13. AFTER THE COMPLETION OF THE CLEARING, GRADING, OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED TO PREVENT WIND PICK UP OF THE SOIL. ANY ONE OF THE FOLLOWING METHODS MAY ACCOMPLISH THIS:

A. AREAs TO BE VEGETATED WITH REGIONALLY NATIVE LOW STATURE VEGETATION (WRA, 2015) AND PER FIRE DEPARTMENT APPROVAL. LOW STATURE NATIVE PLANTS, WHICH CAN ALSO BE MOWED OR TRIMMED AS NECESSARY TO AVOID (MINIMIZE) FUEL LOAD BUILD-UP.

B. THE SPREADING OF SOIL BINDERS.

C. THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SOAKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.

14. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE STORM WATER POLLUTION PREVENTION AND DUST CONTROL PROGRAMS, AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT THE TRANSPORT OF DUST OFF-SITE, AND ADDITIONAL BMP'S TO PREVENT STORM WATER POLLUTANTS FROM ENTERING PUBLIC RIGHT-OF-WAY. THIS PERSON'S DUTY SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH A PERSON OR PERSONS SHALL BE PROVIDED TO THE CITY OF SANTA BARBARA COMMUNITY DEVELOPMENT DEPARTMENT AND THE SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT, AND BE PLACED ON THE PLANS.

15. THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED SOIL AREAS ARE PERMANENTLY STABILIZED BY INSTALLATION AND ESTABLISHMENT OF LANDSCAPING, GRASS, MULCHING, OR ARE OTHERWISE COVERED AND PROTECTED FROM EROSION.

CALIFORNIA COASTAL COMMISSION STORM WATER MANAGEMENT CRITERIA - CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's)

1. ALL SITE GRADING TO BE TAKE PLACE BETWEEN ONLY DURING MAY 1 THROUGH OCTOBER 31.

2. THE EROSION CONTROL MEASURES SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO MINIMIZE EROSION AND SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON-SITE, UNLESS REMOVED TO AN APPROPRIATE, APPROVED DUMPING LOCATION EITHER OUTSIDE OF THE COASTAL ZONE OR WITHIN THE COASTAL ZONE TO A SITE PERMITTED TO RECEIVE FILL.

3. ALL TEMPORARY, CONSTRUCTION RELATED EROSION CONTROL MATERIALS SHALL BE COMPRISED OF BIO-DEGRADABLE MATERIALS AND MUST BE REMOVED WHEN PERMANENT EROSION CONTROL MEASURES ARE IN PLACE. BIO-DEGRADABLE EROSION CONTROL MEASURES MAY BE LEFT IN PLACE IF THEY HAVE BEEN INCORPORATED INTO THE PERMANENT LANDSCAPING DESIGN.

4. NO DEMO OR CONSTRUCTION MATERIALS, DEBRIS, OR WASTE SHALL BE PLACED OR STORED WHERE IT MAY ENTER SENSITIVE HABITAT, RECEIVING WATERS OR A STORM DRAIN, OR BE SUBJECT TO WAVE, RAIN, OR TIDAL EROSION AND DISPERSION.

5. NO DEMO OR CONSTRUCTION EQUIPMENT, MATERIALS, OR ACTIVITY SHALL BE PLACED IN OR OCCUR IN ANY LOCATION THAT WOULD RESULT IN IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT AREAS, STREAMS, WETLANDS OR THEIR BUFFERS.

6. ANY AND ALL DEBRIS RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE PROJECT SITE WITHIN 24 HOURS OF COMPLETION OF THE PROJECT.

7. DEMO OR CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE REMOVED FROM WORK AREAS EACH DAY THAT DEMO OR CONSTRUCTION OCCURS TO PREVENT THE ACCUMULATION OF SEDIMENT AND OTHER DEBRIS THAT MAY BE DISCHARGED INTO COASTAL WATERS.

8. ALL TRASH AND DEBRIS SHALL BE DISPOSED IN THE PROPER TRASH AND RECYCLING RECEPTACLES AT THE END OF EVERY CONSTRUCTION DAY.

9. THE CONTRACTOR SHALL PROVIDE ADEQUATE DISPOSAL FACILITIES FOR SOLID WASTE INCLUDING EXCESS CONCRETE PRODUCED DURING DEMO OR CONSTRUCTION.

10. DEBRIS SHALL BE DISPOSED OF AT A PERMITTED DISPOSAL SITE OR RECYCLED AT A PERMITTED RECYCLING FACILITY. IF THE DISPOSAL SITE IS LOCATED IN THE COASTAL ZONE, A CDP OR AN AMENDMENT TO THIS PERMIT SHALL BE REQUIRED BEFORE DISPOSAL CAN TAKE PLACE UNLESS A DETERMINATION IS MADE THAT NO AMENDMENT OR NEW PERMIT IS LEGALLY REQUIRED.

11. ALL STOCK PILES AND CONSTRUCTION MATERIALS SHALL BE COVERED, ENCLOSED ON ALL SIDES, SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM DRAIN INLETS AND ANY WATERWAY, AND SHALL NOT BE DISCHARGED INTO SANITARY OR STORM SEWER SYSTEMS.

12. MACHINERY AND EQUIPMENT SHALL BE MAINTAINED AND WASHED IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. THINNERS OR SOLVENTS SHALL NOT BE DISCHARGED INTO SANITARY OR STORM SEWER SYSTEMS.

13. THE DISCHARGE OF ANY HAZARDOUS MATERIALS INTO ANY RECEIVING WATERS SHALL BE PROHIBITED.

14. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED TO ENSURE THE PROPER HANDLING AND STORAGE OF PETROLEUM PRODUCTS AND OTHER CONSTRUCTION MATERIALS. MEASURE SHALL INCLUDE A DESIGNATED FUELING AND VEHICLE MAINTENANCE AREA, WITH APPROPRIATE BERMS AND PROTECTION, TO PREVENT ANY SPILLAGE OF GASOLINE OR RELATED PETROLEUM PRODUCTS OR CONTACT WITH RUNOFF. THE AREA SHALL BE LOCATED AS FAR AWAY FROM THE RECEIVING WATERS AND STORM DRAIN INLETS AS POSSIBLE.

15. BEST MANAGEMENT PRACTICES (BMP'S) & GOOD HOUSEKEEPING PRACTICES (GHP'S) DESIGNED TO PREVENT SPILLAGE AND/OR RUNOFF OF DEMO OR CONSTRUCTION RELATED MATERIALS, AND TO CONTAIN SEDIMENT OR CONTAMINANTS ASSOCIATED WITH DEMOLITION OR CONSTRUCTION ACTIVITY, SHALL BE IMPLEMENTED PRIOR TO THE ON-SET OF SUCH ACTIVITY.

16. ALL BMP'S SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.

CONCEPT CONSTRUCTION (INTERIM) EROSION AND DRAINAGE CONTROL PLAN NOTES 1
NOT TO SCALE

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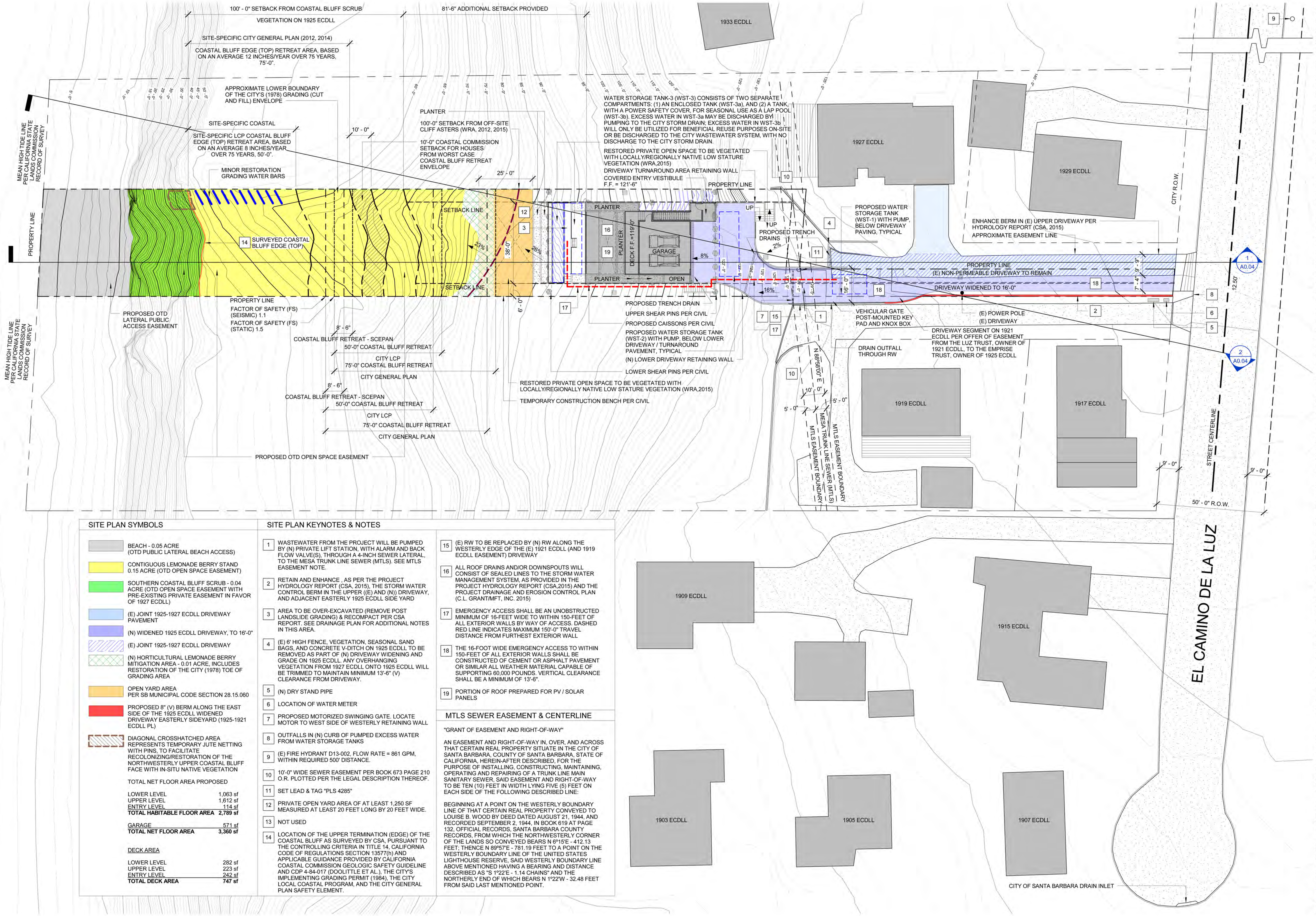
A0.02
CONSTRUCTION INTERIM EROSION & DRAINAGE CONTROL PLAN NOTES



SITE PLAN SYMBOLS

- BEACH - 0.05 ACRE (OTD PUBLIC LATERAL BEACH ACCESS)
- CONTIGUOUS LEMONADE BERRY STAND 0.15 ACRE (OTD OPEN SPACE EASEMENT)
- SOUTHERN COASTAL BLUFF SCRUB - 0.04 ACRE (OTD OPEN SPACE EASEMENT WITH PRE-EXISTING PRIVATE EASEMENT IN FAVOR OF 1927 ECDLL)
- (E) JOINT 1925-1927 ECDLL DRIVEWAY PAVEMENT
- (N) WIDENED 1925 ECDLL DRIVEWAY, TO 16'-0"
- (E) JOINT 1925-1927 ECDLL DRIVEWAY
- (N) HORTICULTURAL LEMONADE BERRY MITIGATION AREA - 0.01 ACRE, INCLUDES RESTORATION OF THE CITY (1978) TOE OF GRADING AREA
- OPEN YARD AREA PER SB MUNICIPAL CODE SECTION 28.15.060
- PROPOSED 8" (V) BERM ALONG THE EAST SIDE OF THE 1925 ECDLL WIDENED DRIVEWAY EASTERLY SIDEYARD (1925-1921 ECDLL PL)
- DIAGONAL CROSSHATCHED AREA REPRESENTS TEMPORARY JUTE NETTING WITH PINS, TO FACILITATE RECOLONIZING/RESTORATION OF THE NORTHWESTERLY UPPER COASTAL BLUFF FACE WITH IN-SITU NATIVE VEGETATION

TOTAL NET FLOOR AREA PROPOSED

LOWER LEVEL	1,063 sf
UPPER LEVEL	1,612 sf
ENTRY LEVEL	114 sf
TOTAL HABITABLE FLOOR AREA	**2,789 sf**
GARAGE	571 sf
TOTAL NET FLOOR AREA	**3,360 sf**

DECK AREA

LOWER LEVEL	282 sf
UPPER LEVEL	223 sf
ENTRY LEVEL	242 sf
TOTAL DECK AREA	**747 sf**

SITE PLAN KEYNOTES & NOTES

1. WASTEWATER FROM THE PROJECT WILL BE PUMPED BY (N) PRIVATE LIFT STATION, WITH ALARM AND BACK FLOW VALVE(S), THROUGH A 4-INCH SEWER LATERAL, TO THE MESA TRUNK LINE SEWER (MTLS). SEE MTLS EASEMENT NOTE.
2. RETAIN AND ENHANCE , AS PER THE PROJECT HYDROLOGY REPORT (CSA, 2015), THE STORM WATER CONTROL BERM IN THE UPPER ((E) AND (N)) DRIVEWAY, AND ADJACENT EASTERLY 1925 ECDLL SIDE YARD
3. AREA TO BE OVER-EXCAVATED (REMOVE POST LANDSLIDE GRADING) & RECOMPACT PER CSA REPORT. SEE DRAINAGE PLAN FOR ADDITIONAL NOTES IN THIS AREA.
4. (E) 6' HIGH FENCE, VEGETATION, SEASONAL SAND BAGS, AND CONCRETE V-DITCH ON 1925 ECDLL TO BE REMOVED AS PART OF (N) DRIVEWAY WIDENING AND GRADE ON 1925 ECDLL. ANY OVERHANGING VEGETATION FROM 1927 ECDLL ONTO 1925 ECDLL WILL BE TRIMMED TO MAINTAIN MINIMUM 13'-6" (V) CLEARANCE FROM DRIVEWAY.
5. (N) DRY STAND PIPE
6. LOCATION OF WATER METER
7. PROPOSED MOTORIZED SWINGING GATE. LOCATE MOTOR TO WEST SIDE OF WESTERLY RETAINING WALL
8. OUTFALLS IN (N) CURB OF PUMPED EXCESS WATER FROM WATER STORAGE TANKS
9. (E) FIRE HYDRANT D13-002, FLOW RATE = 861 GPM, WITHIN REQUIRED 500' DISTANCE.
10. 10'-0" WIDE SEWER EASEMENT PER BOOK 673 PAGE 210 O.R. PLOTTED PER THE LEGAL DESCRIPTION THEREOF.
11. SET LEAD & TAG "PLS 4285"
12. PRIVATE OPEN YARD AREA OF AT LEAST 1,250 SF MEASURED AT LEAST 20 FEET LONG BY 20 FEET WIDE.
13. NOT USED
14. LOCATION OF THE UPPER TERMINATION (EDGE) OF THE COASTAL BLUFF AS SURVEYED BY CSA, PURSUANT TO THE CONTROLLING CRITERIA IN TITLE 14, CALIFORNIA CODE OF REGULATIONS SECTION 13577(h) AND APPLICABLE GUIDANCE PROVIDED BY CALIFORNIA COASTAL COMMISSION GEOLOGIC SAFETY GUIDELINE AND CDP 4-84-017 (DOOLITTLE ET AL.), THE CITY'S IMPLEMENTING GRADING PERMIT (1984), THE CITY LOCAL COASTAL PROGRAM, AND THE CITY GENERAL PLAN SAFETY ELEMENT.
15. (E) RW TO BE REPLACED BY (N) RW ALONG THE WESTERLY EDGE OF THE (E) 1921 ECDLL (AND 1919 ECDLL EASEMENT) DRIVEWAY
16. ALL ROOF DRAINS AND/OR DOWNSPOUTS WILL CONSIST OF SEALED LINES TO THE STORM WATER MANAGEMENT SYSTEM, AS PROVIDED IN THE PROJECT HYDROLOGY REPORT (CSA,2015) AND THE PROJECT DRAINAGE AND EROSION CONTROL PLAN (C.L. GRANT/MFT, INC. 2015)
17. EMERGENCY ACCESS SHALL BE AN UNOBSTRUCTED MINIMUM OF 16-FEET WIDE TO WITHIN 150-FEET OF ALL EXTERIOR WALLS BY WAY OF ACCESS. DASHED RED LINE INDICATES MAXIMUM 150'-0" TRAVEL DISTANCE FROM FURTHEST EXTERIOR WALL
18. THE 16-FOOT WIDE EMERGENCY ACCESS TO WITHIN 150-FEET OF ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF CEMENT OR ASPHALT PAVEMENT OR SIMILAR ALL WEATHER MATERIAL CAPABLE OF SUPPORTING 60,000 POUNDS. VERTICAL CLEARANCE SHALL BE A MINIMUM OF 13'-6".
19. PORTION OF ROOF PREPARED FOR PV / SOLAR PANELS

MTLS SEWER EASEMENT & CENTERLINE

"GRANT OF EASEMENT AND RIGHT-OF-WAY"

AN EASEMENT AND RIGHT-OF-WAY IN, OVER, AND ACROSS THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, HEREIN-AFTER DESCRIBED, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING OF A TRUNK LINE MAIN SANITARY SEWER, SAID EASEMENT AND RIGHT-OF-WAY TO BE TEN (10) FEET IN WIDTH LYING FIVE (5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF THAT CERTAIN REAL PROPERTY CONVEYED TO LOUISE B. WOOD BY DEED DATED AUGUST 21, 1944, AND RECORDED SEPTEMBER 2, 1944, IN BOOK 619 AT PAGE 132, OFFICIAL RECORDS, SANTA BARBARA COUNTY RECORDS, FROM WHICH THE NORTHWESTERLY CORNER OF THE LANDS SO CONVEYED BEARS N 6°15'E - 412.13 FEET; THENCE N 89°57'E - 781.19 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE UNITED STATES LIGHTHOUSE RESERVE, SAID WESTERLY BOUNDARY LINE ABOVE MENTIONED HAVING A BEARING AND DISTANCE DESCRIBED AS "S 1°22'E - 1.14 CHAINS" AND THE NORTHERLY END OF WHICH BEARS N 1°22'W - 32.48 FEET FROM SAID LAST MENTIONED POINT.

CONCEPT SITE PLAN 1

1" = 20'-0"

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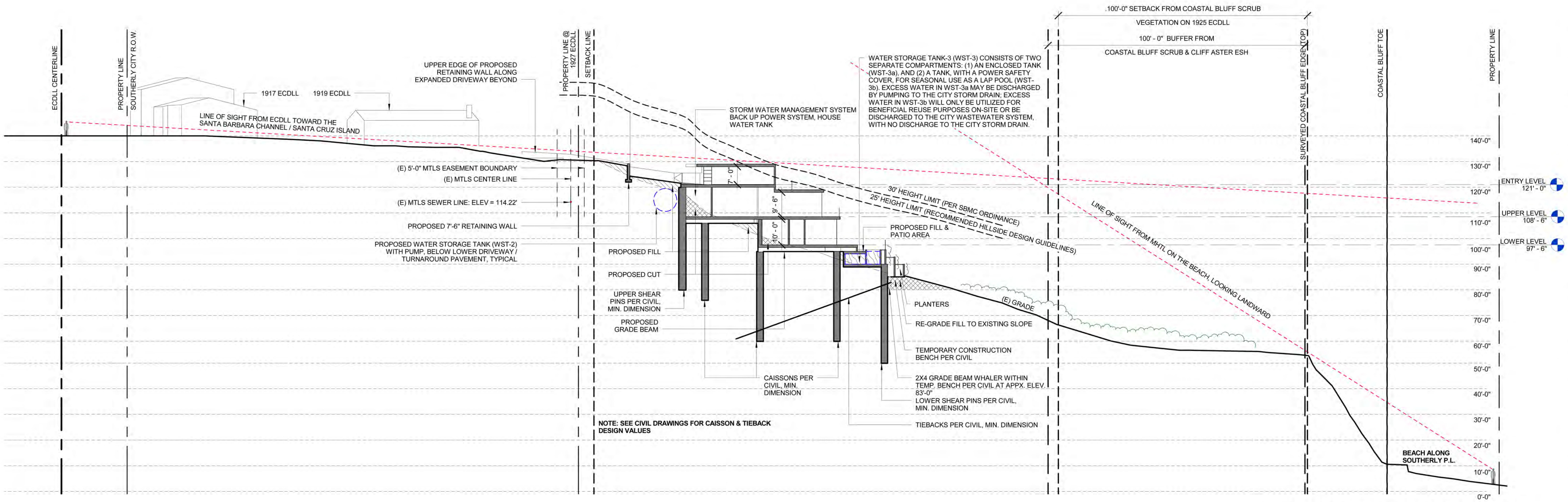
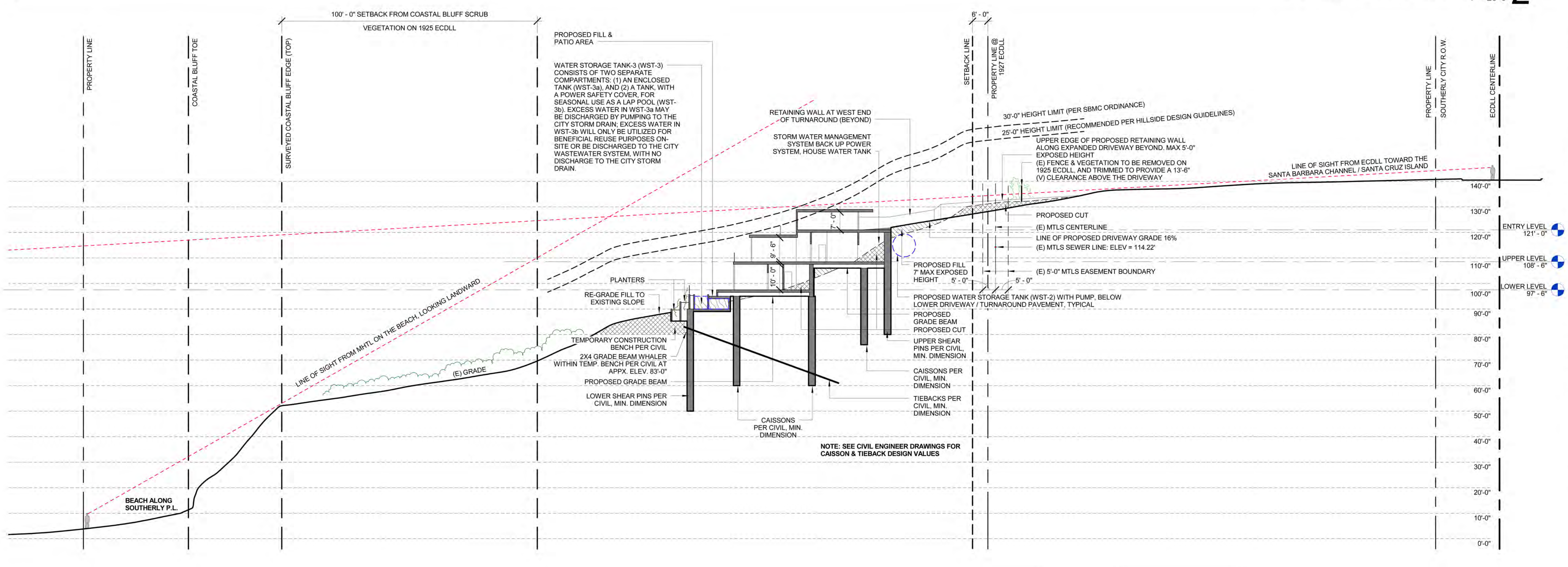
CONCEPT SITE PLAN



CONCEPT SITE SECTION B 2

1" = 20'-0"



CONCEPT SITE SECTION A 1

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CONCEPT SITE SECTIONS

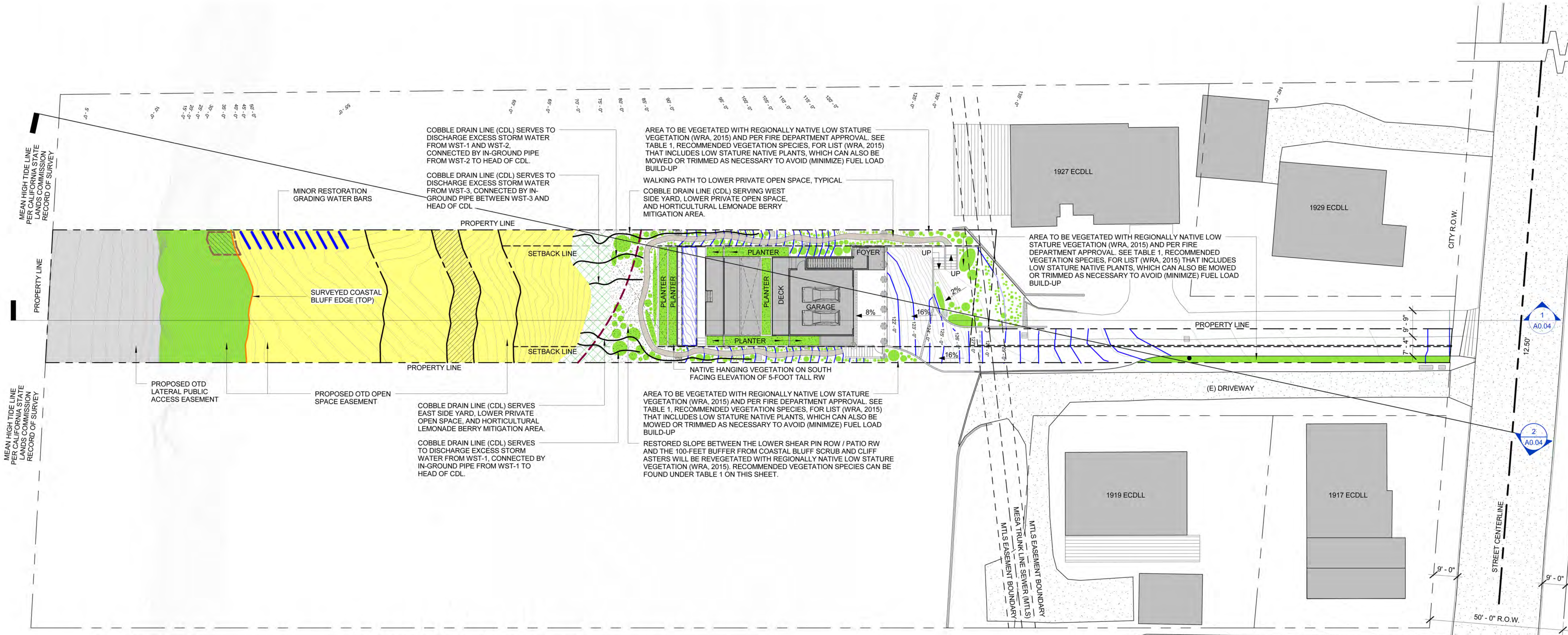

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TABLE 1 - RECOMMENDED VEGETATION SPECIES

GRASSES AND HERBS


ACHILLEA MILLEFOLIUM - YARROW


ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY


EUTHAMIA OCCIDENTALIS - WESTERN GOLDENROD


FRAGARIA CALIFORNICA - CALIFORNIA STRAWBERRY


MELICA IMPERFECTA - CHAPARRAL MELICA

NOTE: ALL REGIONAL NATIVE VEGETATION PLANTS WILL BE IN 1-5 GALLON CONTAINERS, AS AVAILABLE FROM LOCAL/REGIONAL NATIVE PLANT NURSERIES, WITH THE RESPECTIVE NUMBER OF PLANTS TO BE DETERMINED AND PROVIDED AS PART OF THE FINAL LANDSCAPE ARCHITECT'S PLANTING PLAN AT THE TIME OF FINAL APPROVAL.

TABLE 1 - RECOMMENDED VEGETATION SPECIES

SHRUBS


ARTEMISIA CALIFORNICA - CALIFORNIA SAGE


ENCELIA CALIFORNICA - COAST SUNFLOWER


ERIOGONUM FASCICULATUM- CALIFORNIA BUCKWHEAT


ERIOPHYLLUM CONFERTIFLORUM - GOLDEN YARROW


HAZARDIA SQUARROSA - SAWTOOTH GOLDENBUSH


ISOCOMA MENZIESII - COASTAL GOLDENBUSH


MIMULUS AURANTIACUS - STICKY MONKEYFLOWER


RHUS INTEGRIFOLIA - LEMONADE BERRY


SALVIA LEUCOPHYLLA - PURPLE SAGE

CONCEPT LANDSCAPE PLAN 1

1" = 20'-0"

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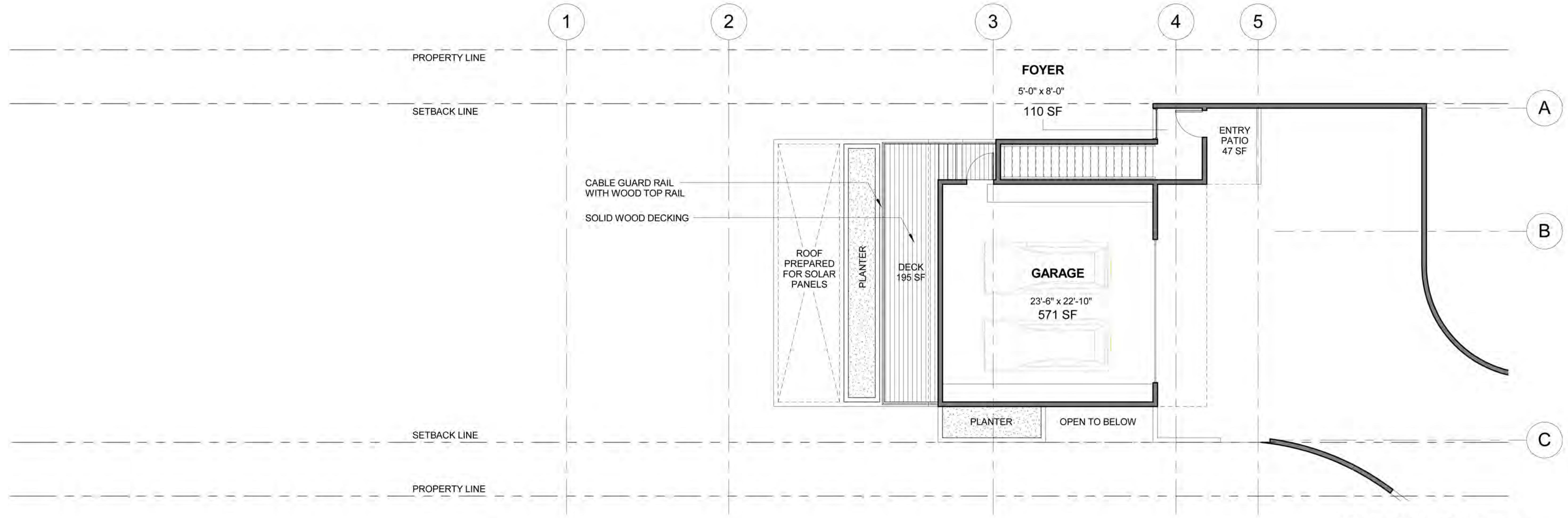
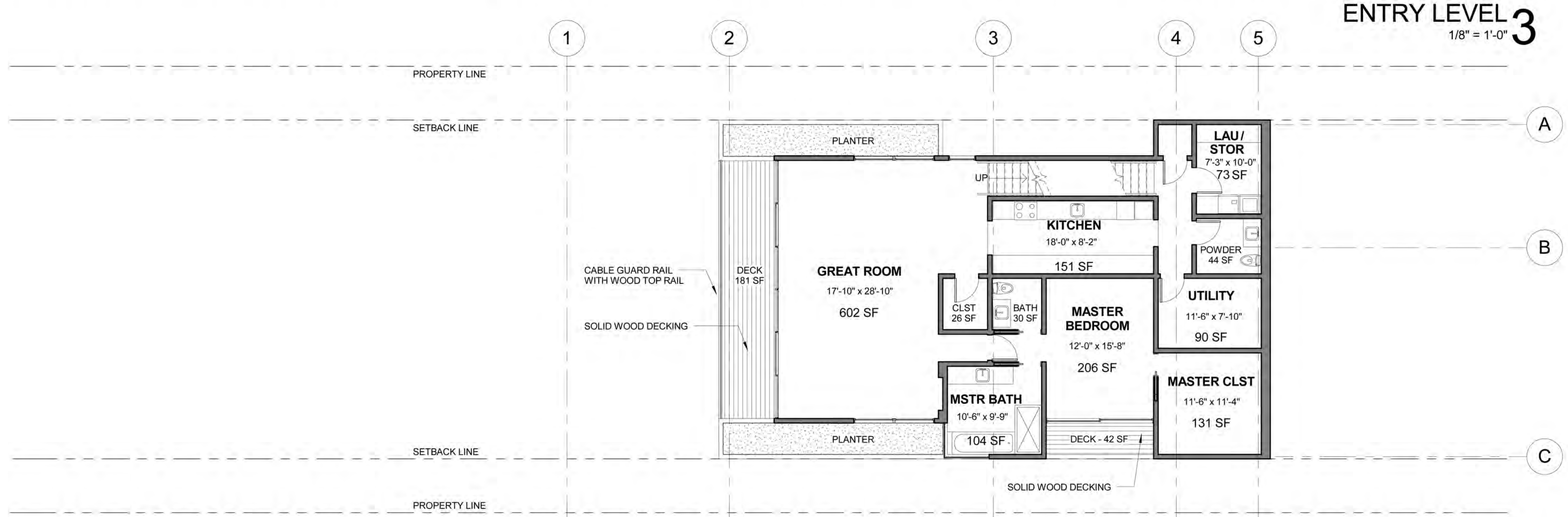
CONCEPT LANDSCAPE PLAN



ENTRY LEVEL 3
1/8" = 1'-0"



UPPER LEVEL 2
1/8" = 1'-0"

LOWER LEVEL 1
1/8" = 1'-0"

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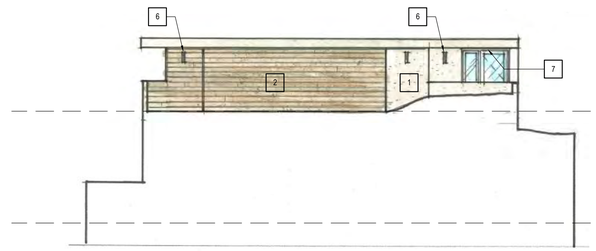
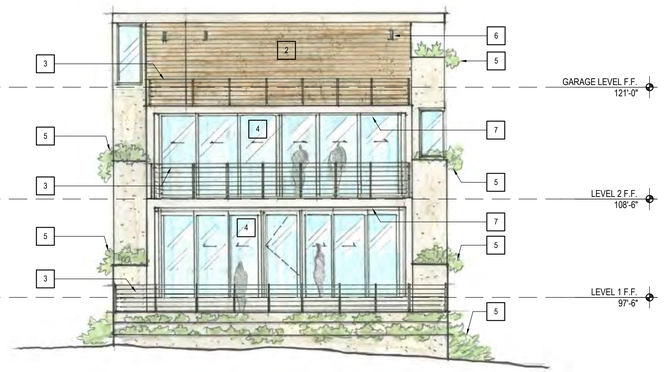
CONCEPT FLOOR PLANS

keynotes

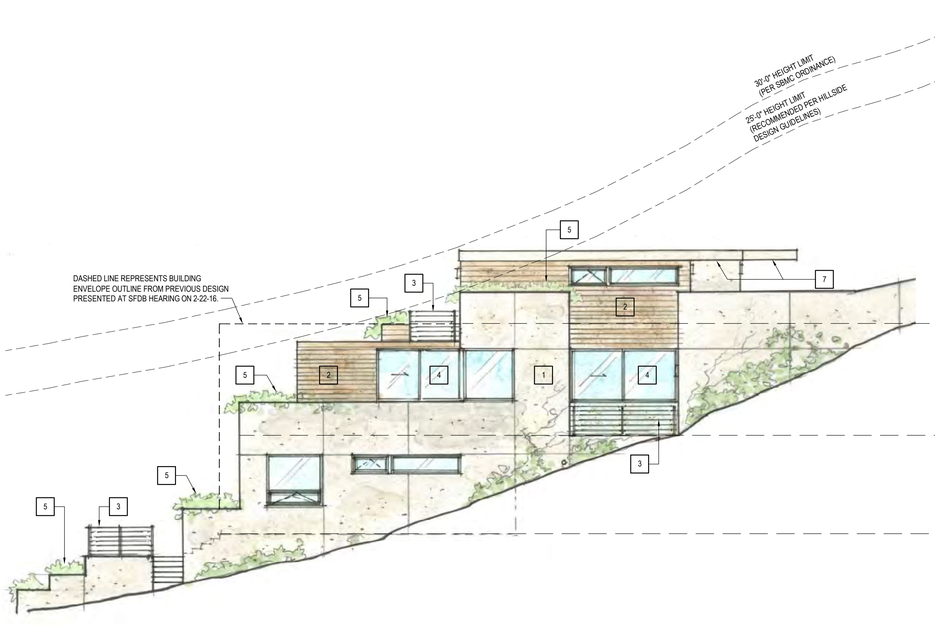
1. PLASTER
2. WOOD SIDING
3. CABLE GUARD RAIL
4. ANODIZED ALUMINUM DOOR & WINDOW SYSTEM
5. (N) NATIVE VEGETATION
6. EXTERIOR DOWN-CASTING WALL SCONCE
7. EXTERIOR DOWN-CASTING RECESSED LIGHT FIXTURE





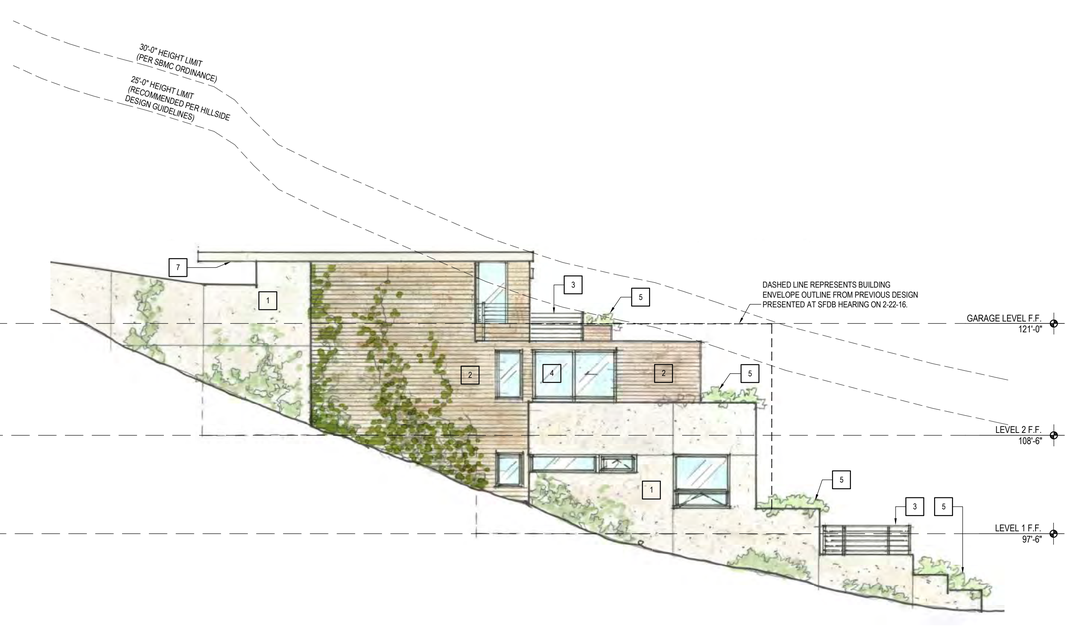
CONCEPT NORTH ELEVATION 4

SCALE 1/8" = 1'-0"



CONCEPT SOUTH ELEVATION 2

SCALE 1/8" = 1'-0"



CONCEPT EAST ELEVATION 3

SCALE 1/8" = 1'-0"

CONCEPT WEST ELEVATION 1

SCALE 1/8" = 1'-0"

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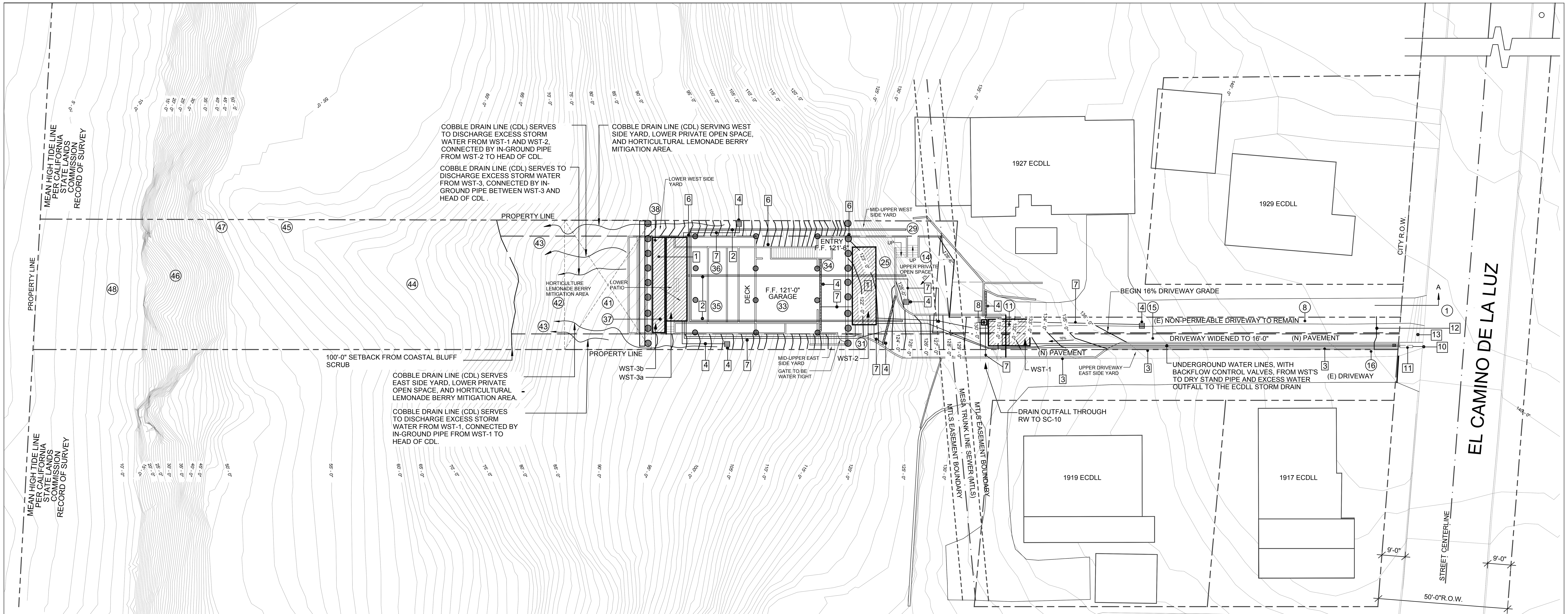
A4.01

CONCEPT
EXTERIOR ELEVATIONS



DRAINAGE PLAN NOTES:

BASED ON RECOMMENDATIONS CONTAINED IN "GEOTECHNICAL INVESTIGATION REPORT" (CSA,2012), SUPPLEMENTAL GEOLOGICAL AND GEOTECHINICAL INVERSTIGATION REPORT (CSA,2015), HYDROLOGY REPORT (CSA,2015), BIOLOGICSL RECONNAISSANCE REPORT (WRA, 2012) AND SPUUPLEMENTAL REPORT (2015).

1. All surface water to be strictly controlled within the grading and structural development envelope to avoid renewed ground saturation and coastal bluff erosion, including though enhancement of the crown in the upper driveway (pavement and side yard) segment, berming along the easterly driveway segment property line, enhanced continuation of storm water drainage from the existing joint 1925-1927 ECDLL driveway pavement, capture and direction of storm water runoff and intercepted groundwater to on-site storm water tanks for beneficial on-site and potential public agency reuse. Specified structural and operational Best Management Practice (BMP), priority use of excess storm water to the City storm drain. See Table of Recommended BMP's in Appendix C of Project Hydrology Report, (CSA,2015).

2. Low stature (fire resistant) deep-rooted locally-regionally genetically native vegetation shall be utilized in residential re-use project landscaping. See Table 1, "Recommended Vegetation Species," in Biological Reconnaissance Report, WRA,2015). Planting of horticultural lemonade berry shrubs in the mitigation area (Sub-Catchment 18) downslope of the lower private open space area shall utilize commercially available stock from a local- regional native plant nursery.

3. All utility lines and trenches on the parcel, including but not limited to the City's Mesa Trunk Line Sewer, shall be checked, and updated (including with double-lining, flexible connections, impervious conduits, backflow control valves, or other similar components) as necessary, to prevent exfiltration of water to the parcel. The base of the overhead utility line pole in the easterly driveway side yard shall be sealed to prevent infiltration along it to/into ground. All doors and gates adjacent to an impervious surface that functions as storm water flor line shall be constructed and maintained to be water-tight to an elevation of 12 inches above the adjacent impervious surface.

4. Three horizontal drains, with connecting discharge pipes to Water Storage Tank-3 and clean-outs, shall be installed, below grade and at a plus 2-degree angle as shown on Section A, north of the lower shear-pin row at approximate 4, 22, and 40 feet east of the westerly parcel property line, Clean-outs shall be installed at the collar of each drain inlet ,trench drain, and horizontal drain, with each drain to feed into a collector pipe that discharges into the designated Water Storage Tank (WST-1, WST-2, or WST-3, as applicable) for beneficial reuse. All drain outlets shall be connected to tight line collector pipes. All drains, including incorporated filtration, and storm water management system pumps, inlets, outfalls, and dry stand pipe shall be annually inspected, maintained, and flushed prior to November 1. The three WST's their UVL water quality treatment system, and their pump backup power system shall also be annually inspected and maintained prior to November 1. (refer to the specifications in the Hydrology Report (CSA,2015) for relevant details and schedules).

5. Backdrains shall be constructed behind all retaining walls. The backdrain shall consist of a minimum 12-inch wide continuous blanket of either Caltrans Class 2 Permeable Material or 3/4 inch X ½ inch clean crushed drainrock enclosed in Mirafi 140N (or approved equivalent) filter fabric and extended to within 1 to 1-1/2 feet of the ground surface where an impervious fill and/or asphaltic concrete cap shall be placed. A minimum 4-inch diameter PVC Schedule 40 perforated drain pipe shall be placed near the bottom of the drainrock (perforations down), surrounded by a minimum of 4-inches of drainrock with at least 2-inches of drainrock underlying the pipe. All backdrain pipes shall be sloped to drain at a minimum of 1/2 percent and be collected in 4-inch diameter, non-perforated Schedule 40 PVC pipes which are sloped a minimum of 2 percent and discharged by pipe to the cobble-lined flow channels in the lower private open space and horticultural lemonade berry mitigation areas, and thence to the contiguous lemonade berry shrubs in SC-19. Retaining wall backdrains shall also be collected and drained in a similar manner as the sub-floor slab sub-drain, or combined, if preferred.

6. The slab on grade floor for the house and garage shall be underlain by a minimum 6-inch thick blanket of clean, free draining crushed rock or gravel as specified in Slab on Grade and Concrete Flatwork per the CSA Geological and Geotechnical Investigation Report (2012). The blanket subgrade shall be cut to drain (hydraulically connected) to one of the sub-floor sub drains, which shall be spaced at minimum 30-foot intervals and extend across the entire slab. The sub floor slab sub-drains shall consist of 4-inch diameter perforated Schedule 40 PVC pipe sloped a minimum of 1/2 percent and placed in a minimum 12-inch wide, 6 to 18 inch deep or deeper (depending on the dimensions of the sub-floor) trench filled with crushed rock or gravel and a sheet of filter fabric separating the gravel from the blanket subgrade. There shall be 2 inches of drainrock in the bottom of the trench, below the pipe. The sub-drain pipes shall be collected in 4-inch diameter, non-perforated Schedule 40 PVC pipes sloped a minimum of 2 percent and discharged by gravity flow in a pipe to the cobble-lined flow channels in the lower private open space and horticultural mitigation areas.

7. Grades shall be sloped to drain at a minimum of 2 percent for a distance of at least 10-feet out from structures, where feasible, with runoff directed into the designated drain inlet, trench drain, or cobble-lined flow line, All roof runoff shall be collected in gutters with downspouts, both sized to contain the 100-year recurrence, 1-hour rail fall event at the Project rain gauge reference site (1.84 inches, Santa Barbara County Station 234), tied into tightline pipes (Schedule 40 PVC), that discharge to WST-3, as applicable.

8. CSA recommends water storage tank design capacities to contain runoff from up to and including the City peak design storm (25 year recurrence, 24-hour duration, 6.71 inches) on-site for beneficial reuse or, after the peak of the hydrograph has passed, for limited 25/gpm per tank) pumped discharge to the City storm drain in ECDLL. WST-3 consists of two separate components: (1) an enclosed tank (WST-3a), and (2) a tank, with a power safety cover, for seasonal use as a lap pool (WST-3b). Excess water in WST-3a may be detached by pumping to the city storm drain; excess water in WST-3b will only be utilized for beneficial reuse purposes on-site or be discharged to the city wastewater system, with no discharge to the city storm drain. The storm water Management system protocol for the three WST's including prioritized beneficial reuse of water, consists of (1) a maximum design capacity (represented by a line) for each WST: (2) beneficial reuse of stored water in WST-2 for beneficial in-house (non-portable) use; (3) beneficial reuse of part or all the water stored in WST-3 for lap pool use, provided that the City Fire Department may access this supply during an emergency by the dry stand pipe in the upper east side yard adjacent to the driveway; (4) beneficial reuse of stored water for sustainability of lemonade berry shrubs and native vegetation on the Parcel during a drought or other extended dry season, when rainfall at the Project rain gauge reference site falls below 65% of the long-term annual, quarterly, or monthly mean; (5) automatic gravity outflow of excess water above the maximum capacity line from each QST though one or more outfalls (ports), in pipes, and, as applicable, the cobble-lined flow lines in SC-17 and SC-18 to SC-19; (6) pumped discharge from one WST to either of the other two WST's, as applicable, to balance the water volumes in storage, and/or for discharge to the coble-lined flow lines in SC-17 and SC-18 to SC-19, to both reduce intake water levels(e.g., at the start of the rain season, before a forecast storm event, or in association with required maintenance) and for contiguous lemonade berry sustainability; (7) dry stand pipe access to stored water in WST-1 and WST-3 by the City Fire Department during an emergency, or by the City Department of Public Works by prior arrangement with the Trustee of the Emprise Trust; and (8) pumped discharge from any or all WST's at a rate not to exceed 25/gpm per tank, to the City storm drain in ECDLL prior to the on-set of a forecast rain event, or after the peak of its hygrograph, to further reduce water level(s) in storage.

9. Where concrete or asphalt-concrete curbs are used to isolate landscaping in or adjacent to pavement areas, or prevent overland flow outside the parcel, the curb should extend a minimum of 8-inches into low permeable material below the base rock to provide a barrier against the migration of water into the pavement section or offsite.

keynotes

1	PROPOSED LOCATION OF UNDERGROUND WATER STORAGE TANK. EACH TANK TO BE EQUIPPED WITH PUMP FOR BENEFICIAL RE-USE ON SITE AND/OR PUMP INTO CITY STORM DRAIN SYSTEM. TANKS TO BE SIZED IN ACCORDANCE WITH PROJECT HYDROLOGY REPORT (CSA,2015).
2	UNDERGROUND HORIZONTAL DRAINS, AS PER THE RECOMMENDATIONS IN THE CSA GEOLOGIC AND GEOTECHNICAL INVESTIGATION REPORT AND SUPPLEMENT (2012,2015) AND HYDROLOGY REPORT (CSA,2015).
3	(N) 8" TALL BERM ALONG THE EASTSIDE SIDE YARD OF THE 1925 ECDLL WIDENED DRIVEWAY EASTERLY SIDE YARD.
4	DRAIN INLETS OR TRENCH DRAINS TO COLLECT SURFACE STORM WATER RUN-OFF FOR DISCHARGE TO WST-1, WST-2, WST-3a, OR OUTFALLS, AS SHOWN BY DRAIN LINES AND DESCRIBED IN THE HYDROLOGY REPORT (CSA,2015).
5	NOT USED
6	DOWNSPOUTS, TYPICAL. ROUTE ALL DOWNSPOUTS TO THE WATER STORAGE TANKS (WST's) PER DRAINAGE PLAN NOTES.
7	UNDERGROUND DRAIN LINES
8	SUBSURFACE DRAINAGE JUNCTION BOX
9	COBBLE DRAIN LINE PER ABds PRELIMINARY CONCEPTUAL LANDSCAPE PLAN. SHOWN ON THIS SHEET FOR REFERENCE ONLY.
10	REPLACEMENT OF (E) CURB AND GUTTER WITH (N) CURB, GUTTER, AND OUTFALLS WITH BACKFLOW CONTROLS FOR PUMPED EXCESS STORM WATER, AS PER THE HYDROLOGY REPORT (CSA,2015) STORM WATER MANAGEMENT PROTOCOL AND VOLUMETRIC LIMITATIONS.
11	(N) DRY STAND PIPE, OPTIONAL
12	RESTORED DRIVEWAY BERM LESS THAN OR EQUAL TO 4 INCHES ABOVE TOP OF CURB
13	REPAVE (E) DRIVEWAY RAMP AND INSTALL (N) HORIZONTAL FILTER STRIP

CONCEPT (PERMANENT) DRAINAGE AND EROSION CONTROL PLAN

SCALE 1" = 20'

N

additional keynotes (Hydrology Report BMP#'s)

1	OPTIONAL CITY CISTERN IN ECDLL RIGHT-OF-WAY
8	EXISTING DRIVEWAY REPAVEMENT (FLAGSTONES)
11	EXISTING DRIVEWAY REPAVEMENT (FLAGSTONES)
14	UPPER PRIVATE OPEN SPACE NATIVE REVEGETATION
15	WIDENED DRIVEWAY (FLAGSTONES)
16	SIDEYARD EAST OF DRIVEWAY RESTORATION, WITH DRIVEWAY CROWN
25	TURNAROUND PAVEMENT (FLAGSTONES)
29	RESTORED UPPER WEST SIDE YARD NATIVE REVEGETATION
31	RESTORED UPPER EAST SIDE YARD NATIVE REVEGETATION
33	NORTH DRAINING ROOF SEGMENT (TO DI-13)
34	DRAIN INLET 13 (DI-13), FROM NORTH DRAINING ROOF SEGMENT TO WATER STORAGE TANK 2 (WST-2)
35	SOUTH DRAINING ROOF SEGMENT (TO DI-13)
36	DRAIN INLET 14 (DI-14), FROM NORTH DRAINING ROOF SEGMENT TO WATER STORAGE TANK 3 (WST-3)
37	LOWER PATIO
38	DRAIN INLET 15 (DI-15), DRAIN INLET IN LOWER PATIO TO WATER STORAGE TANK 3 (WST-3)
41	RESTORED TIE-BACK CONSTRUCTION BENCH (LOWER PRIVATE OPEN SPACE)
42	HORTICULTURAL LEMONADE BERRY MITIGATION AREA
43	MULTI-PORT COBBLE-LINED STORM WATER OUTFLOW AREA TO CONTIGUOUS LEMONADE BERRY VEGETATION
44	CONTIGUOUS LEMONADE BERRY VEGETATION (OPEN SPACE EASEMENT AREA)
45	TEMPORARY WATER BARS IN DOOLITTLE GRADING AREA
46	COASTAL BLUFF (OPEN SPACE EASEMENT AREA)
47	UPPER NORTHWEST COASTAL BLUFF RESTORATION (OPEN SPACE EASEMENT AREA)
48	COBBLE-SAND BACK BEACH (LATERAL PUBLIC ACCESS EASEMENT AREA)

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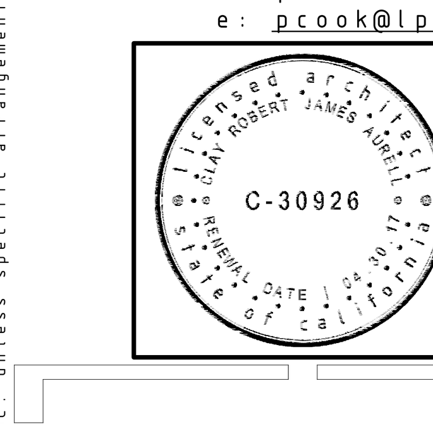

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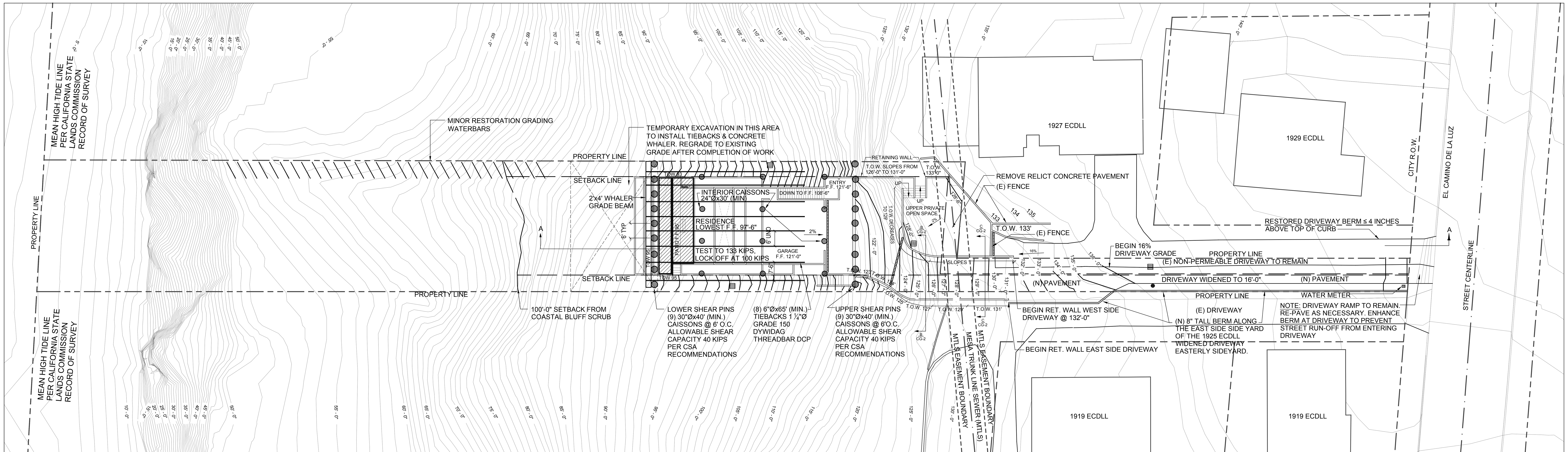
CD-1

CONCEPT (PERMANENT) DRAINAGE & EROSION CONTROL PLAN

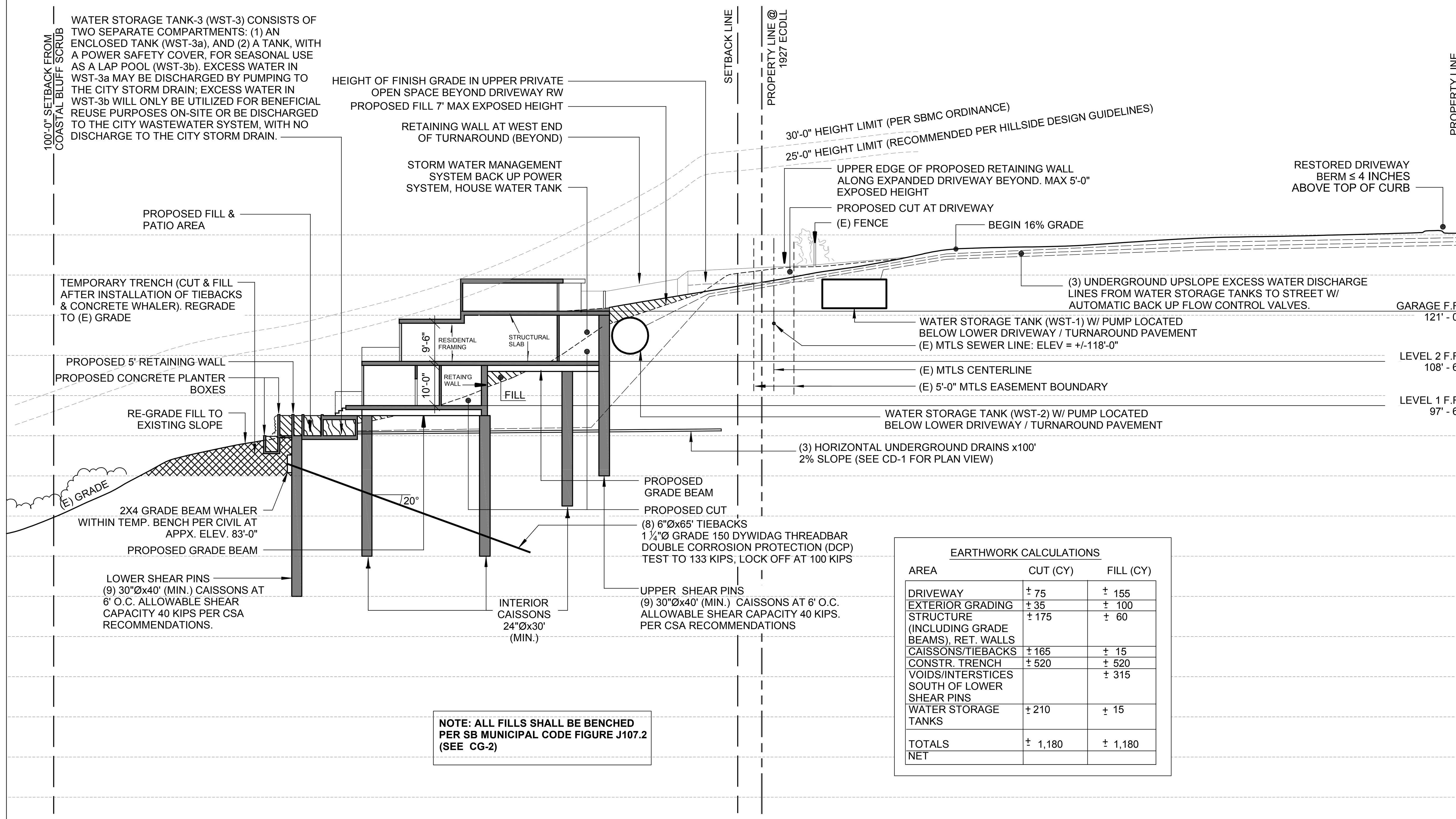


CONCEPT GRADING PLAN

SCALE 1"=20'-0"

GRADING NOTES:

1. ALL GRADING SHALL COMPLY WITH THE APPROVED FINAL GRADING PLAN, SANTA BARBARA CITY MUNICIPAL CODE: SECTION 22.04.010, J101 "GRADING" , AND BE IN ACCORDANCE WITH THE CONCLUSIONS AND RECOMMENDATIONS OF (1) THE GEOLOGIC AND GEOTECHNICAL INVESTIGATION REPORT (CSA, 2012) AND SUPPLEMENTAL REPORT (CSA, 2015), AND (2) THE BIOLOGICAL RECONNAISSANCE REPORT (WRA, 2012) AND SUPPLEMENTAL REPORT (2015).
2. GRADING AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED ONLY DURING THE DRY SEASON, BETWEEN MAY 1 AND OCTOBER 31. PRIOR TO START OF CONSTRUCTION. THE FOLLOWING SHALL BE PERFORMED: (1) THE PRE-GRADING/CONSTRUCTION NESTING AND BUTTERFLY SURVEY RECOMMENDED BY WRA (2012, 2015) AND (2) THE INCLINOMETER AND PIEZOMETER MONITORING, AND DOCUMENTATION OF SURFACE CONDITIONS ON THE PARCEL, AS RECOMMENDED BY CSA (2012) AND GSI (2012).
3. THE TOPOGRAPHIC SURVEY MAP OF THE PARCEL, WITH RECORD OF SURVEY BOUNDARIES, (CSA, 2015) PROVIDES THE ELEVATIONAL BASIS FOR THIS GRADING PLAN.
4. THIS CONCEPTUAL GRADING PLAN DEPICTS THE NECESSARY GRADING, FOR DEVELOPMENT REGULATORY REVIEW AND APPROVAL, TO IMPLEMENT THE RECOMMENDATIONS OF THE PROJECT GEOLOGICAL AND GEOTECHNICAL, HYDROLOGICAL, COASTAL ENGINEER, BIOLOGICAL, CIVIL ENGINEER, AND ARCHITECTURAL CONSULTANTS. THE APPROVED FINAL GRADING PLAN WILL SHOW OR REFERENCE ALL DETAILS AND SPECIFICATIONS NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO SPECIFIC REQUIREMENTS FOR PERFORMANCE BY THE GRADING CONTRACTOR, PROJECT GEOLOGIST OR GEOTECHNICAL ENGINEER, AND PROJECT BIOLOGIST.
5. TEMPORARY EXCAVATIONS IN EXCESS OF 3.5' (V) SHOULD HAVE THE UPPER PORTION TRIMMED TO 1.5:1 (H:V) IN COLLUVIUM/ ALLUVIUM AND 1:1 IN BEDROCK. TEMPORARY CUT SLOPES SHOULD BE INSPECTED BY A FIELD REPRESENTATIVE OF CSA AT THE TIME OF GRADING AND MONITORED DAILY DURING CONSTRUCTION. EXCAVATION METHODS, SHORING, BRACING, AND SAFETY OF EXCAVATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. PRIOR TO PLACEMENT OF FILL MATERIAL THE AREA TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, ORGANIC MATERIALS, CONCRETE, ROCKS GREATER THAN LIFT THICKNESS, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL, INCLUDING, BUT NOT LIMITED, TO VOIDS (INTERSTICES). THESE MATERIALS SHOULD BE STRIPPED AND REMOVED FROM THE DEVELOPMENT ENVELOPE ON THE PARCEL, FOR DISPOSAL OFFSITE AND OUTSIDE THE COASTAL ZONE PURSUANT TO APPLICABLE REQUIREMENTS. TOPSOIL AND ANY SUITABLE ON-SITE FILL MATERIAL MAY BE STOCKPILED FOR FUTURE LANDSCAPING. INTERIM CITY/REGIONAL STORMWATER POLLUTION PREVENTION STANDARDS DURING GRADING AND CONSTRUCTION PER THE EROSION CONTROL MEASURES SPECIFIED ON THE INTERIM GRADING/DRAINAGE CONTROL PLAN (ABDS, 2015).
7. IN AREAS TO BE FILLED AT OR UPSLOPE FROM ELEVATION 80 FEET, THE EXPOSED SURFACE SHOULD BE SCARIFIED TO AT LEAST AN 8 INCH DEPTH, MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION BASED ON ASTM D-1557-12. FILL PLACED IN SLOPES SHALL BE KEYED AND BENCHED.
8. EXCAVATED MATERIAL CAN BE RE-USED AS COMPACTED FILL PROVIDED IT IS FREE OF ORGANIC MATTER AND MATERIAL LARGER THAN 4" IN DIAMETER. IMPORTED FILL SHOULD BE FREE OF ORGANIC MATERIAL AND BE CERTIFIED WEED FREE, CONTAIN NO MATERIAL LARGER THAN 4-INCHES, AND SHOULD HAVE A PLASTICITY INDEX (P.I.) OF LESS THAN 16. THE FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION BENEATH STRUCTURES, SLABS, AND WITHIN 18 INCHES OF THE AGGREGATE BASE ROCK FOR PAVEMENTS, AND 90 PERCENT RELATIVE COMPACTION ELSEWHERE. THE 90 PERCENT LEVEL OF COMPACTION APPLIES TO THE INTERIOR CONCRETE SLABS AS THEY ARE STRUCTURAL AND ARE SUPPORTED ON DRILLED PIERS AND GRADE BEAMS.
9. STRUCTURAL AND PERVIOUS BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS SPECIFIED FOR STRUCTURAL OR PERVIOUS BACKFILL IN SECTION 300-3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREENBOOK", 2000 EDITION. STRUCTURAL AND PERVIOUS BACKFILL SHOULD BE COMPACTED TO 90% RELATIVE COMPACTION.
10. AT THE COMPLETION OF COMPACTION, THE STOCKPILED PREVIOUSLY EXCAVATED TOPSOIL OR SUITABLE FILL MAY BE USED FOR FINAL GRADING AS REQUIRED FOR RESTORATION LANDSCAPING.
11. THE PROJECT BIOLOGIST SHALL BE RETAINED PRIOR TO THE START OF GRADING OR CONSTRUCTION, WHICHEVER COMES FIRST, TO MONITOR THE SITE AND ADJACENT AREA AS RECOMMENDED BY WRA (2012, 2015). THE PROJECT GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE RETAINED DURING SITE GRADING AND CONSTRUCTION TO OBSERVE COMPLIANCE WITH THE DESIGN COMPONENTS AND GEOTECHNICAL RECOMMENDATIONS BY CSA (2012, 2015) AND TO REVIEW ALL (ANY) PROPOSED DESIGN CHANGES, CONSISTENT WITH ISSUED PROJECT ENTITLEMENTS, IN THE EVENT THAT SUBSURFACE CONDITIONS OR METHODS OF CONSTRUCTION DIFFER FROM THOSE THAT HAVE BEEN OBSERVED; PROVIDED, THAT ANY SUBSTANTIVE CHANGE IN THE VOLUME OR EXTENT (V, H) OF GRADING SHALL REQUIRE PRIOR COORDINATION WITH THE RESPONSIBLE CITY OFFICIAL(S) AND, AS APPLICABLE, THEIR WRITTEN APPROVAL.
12. A TRUE AND COMPLETE COPY OF EACH PROJECT ENTITLEMENT (COASTAL DEVELOPMENT PERMIT, GRADING PERMIT, ETC.) AND A FULL SET OF APPROVED GRADING AND CONSTRUCTION DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE FOR USE BY THE CONTRACTOR, INCLUDING ANY SUBCONTRACTORS, DURING THE PROJECT GRADING AND CONSTRUCTION PERIOD.
13. TABLE 1, EARTHWORK CALCULATIONS, CONTAINS THE ESTIMATED PROJECT GRADING VOLUMES.
14. THE DRILLED PIERS AND TIEBACKS THAT MAKE UP THE LOWER AND UPPER SHEAR PINS AND INTERIOR CAISSONS AS SHOWN IN THIS GRADING PLAN ARE PER RECOMMENDATIONS BY CSA AND CONCEPTUAL DESIGN BY THE PROJECT CIVIL ENGINEER, CHARLES GRANT/MIDWEST FOUNDATION TECH, INC.
15. INSTALLATION OF LOWER AND UPPER SHEAR PINS TO BE COMPLETED BEFORE THE TIEBACKS ARE INSTALLED. POST-TENSIONING OF THE TIEBACKS SHALL BE COMPLETED AFTER PLACEMENT OF THE WHALER GRADE BEAM AND THE CONCRETE HAS CURED TO 4000 PSI.
16. RETAINING WALLS SHALL BE SUPPORTED ON DRILLED, CAST-IN-PLACE PIERS OR OTHER APPROVED METHOD IN THE CONSTRUCTION PLANS AND BUILDING/GRADING PERMITS. BACK DRAINS SHOULD BE CONSTRUCTED BEHIND ALL RETAINING WALLS. THE BACK DRAIN SHOULD CONSIST OF 12-INCH WIDE CONTINUOUS BLANKET OF EITHER CALTRANS CLASS 2 PERMEABLE MATERIAL OR 3-4" X 12" CLEAN CRUSHED DRAIN ROCK ENCLOSED IN MIRAFI 140N (OR APPROVED EQUIVALENT) FILTER FABRIC, AND EXTENDED TO WITHIN 1' TO 1-1/2' OF THE GROUND SURFACE WHERE AN IMPERVIOUS FILL AND/OR ASPHALTIC CONCRETE CAP SHOULD BE PLACED. A MINIMUM 4" DIAMETER PVC SCHEDULE 40 PERFORATED DRAIN PIPE (PERFORATIONS DOWN) SHOULD BE PLACED NEAR THE DRAIN ROCK SURROUNDED BY MINIMUM 4" OF DRAIN ROCK WITH AT LEAST 2" OF DRAINROCK UNDERLYING THE PIPE. ALL BACK DRAIN PIPES SHOULD BE SLOPED TO DRAIN AT A MINIMUM OF 1/2 PERCENT AND BE COLLECTED IN 4" DIAMETER, NON-PERFORATED SCHEDULE 40 PVC PIPES, SLOPED A MINIMUM OF 2 PERCENT. ALL COLLECTED WATER SHALL BE DIRECTED TO THE COBBLE-LINED DRAIN LINES IN THE LOWER PRIVATE OPEN SPACE OR HORTICULTURAL LEMONADE BERRY MITIGATION AREAS.
17. UTILITY TRENCHES SHOULD BE BACKFILLED WITH APPROVED ON-SITE SOIL. BEDDING MATERIALS FOR PIPES SHOULD BE GRADED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. EQUIPMENT AND METHODS SHOULD BE USED THAT ARE SUITABLE FOR WORK IN CONFINED AREAS WITHOUT DAMAGING TRENCH WALLS OR CONDUITS.
18. VOIDS IN THE CITY'S 1978 GRADING ENVELOPE ON THE PARCEL, SOUTH OF THE PROPOSED SHEAR PIN ROW, WILL BE FILLED AND CAPPED WITH COMPACTED CLEAN FILL MATERIAL AND WITH PLANTING AREAS FOR HORTICULTURAL LEMONADE BERRY MITIGATION SHRUBS, TO THE MAXIMUM EXTENT FEASIBLE FROM SUITABLE EARTHEN MATERIAL EXCAVATED AT THE PROJECT SITE.
19. CONDUITS FOR INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO SEISMIC STANDARDS.
20. THE CONCEPTUAL PERMANENT DRAINAGE PLAN THAT IMPLEMENTS THE PROJECT HYDROLOGY REPORT (CSA, 2015), THE GEOLOGICAL-GEOTECHNICAL INVESTIGATION REPORT (CSA, 2012, AND SUPPLEMENT, 2015) IS PROVIDED ON SHEET CD-1.



NOTE: ALL FILLS SHALL BE BENCHED PER SB MUNICIPAL CODE FIGURE J107.2 (SEE CG-2)

EARTHWORK CALCULATIONS

AREA	CUT (CY)	FILL (CY)
DRIVEWAY	± 75	± 155
EXTERIOR GRADING	± 35	± 100
STRUCTURE (INCLUDING GRADE BEAMS), RET. WALLS	± 175	± 60
CAISSONS/TIEBACKS	± 165	± 15
CONSTR. TRENCH	± 520	± 520
VOIDS/INTERSTICES SOUTH OF LOWER SHEAR PINS		± 315
WATER STORAGE TANKS	± 210	± 15
TOTALS	± 1,180	± 1,180
NET		

CONCEPT GRADING SITE SECTION A

SCALE 1"=20'

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print / revision

5-02-2016
SFDB CONCEPT #2 HEARING
07-07-2016
PLANNING COMMISSION HEARING

project info

|PROJECT - #1147|
EMPRISE TRUST RESIDENCE
RESIDENTIAL REUSE PROJECT

|PROJECT ADDRESS|
1925 EL CAMINO DE LA LUZ
SANTA BARBARA, CA 93109

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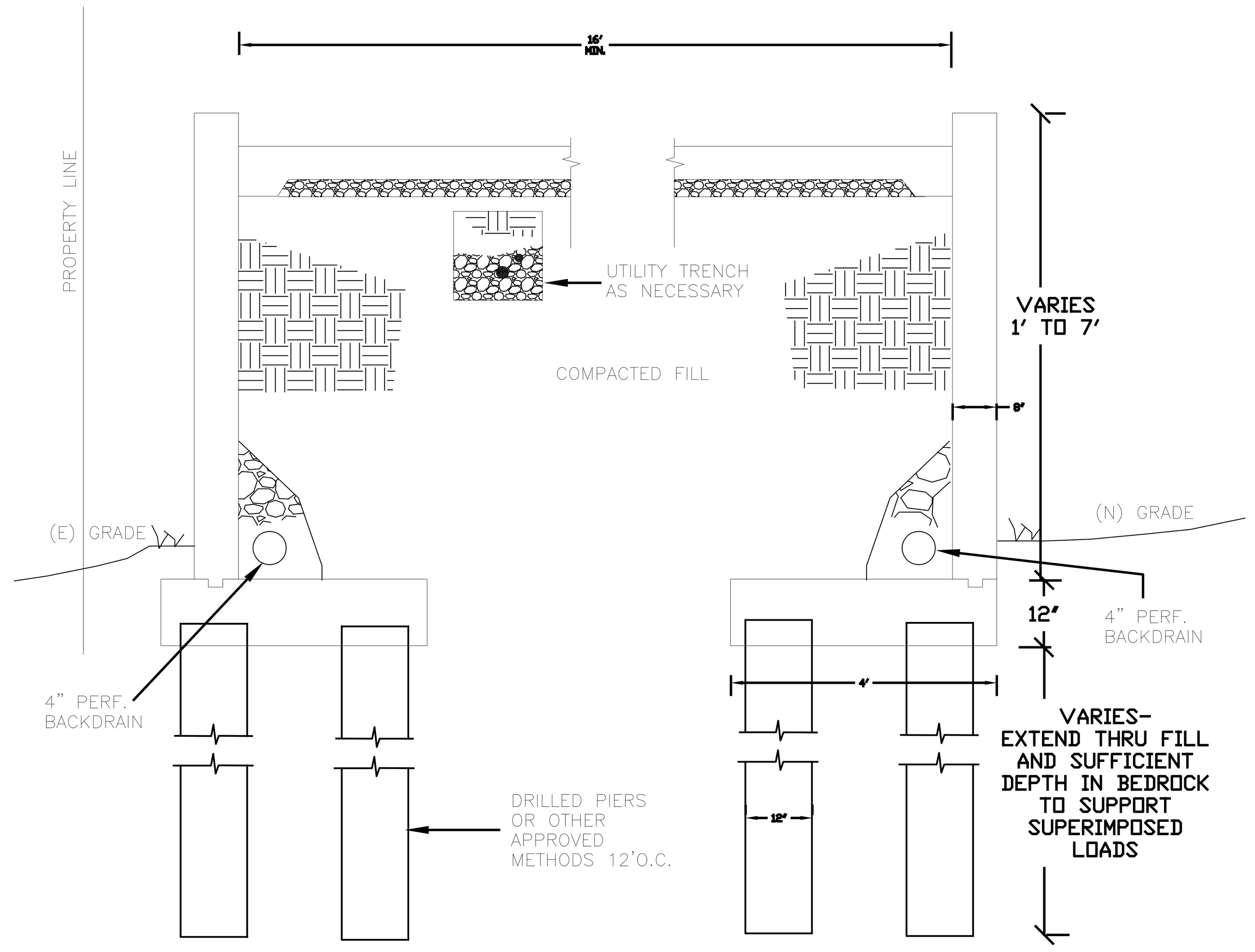
805.637.9009

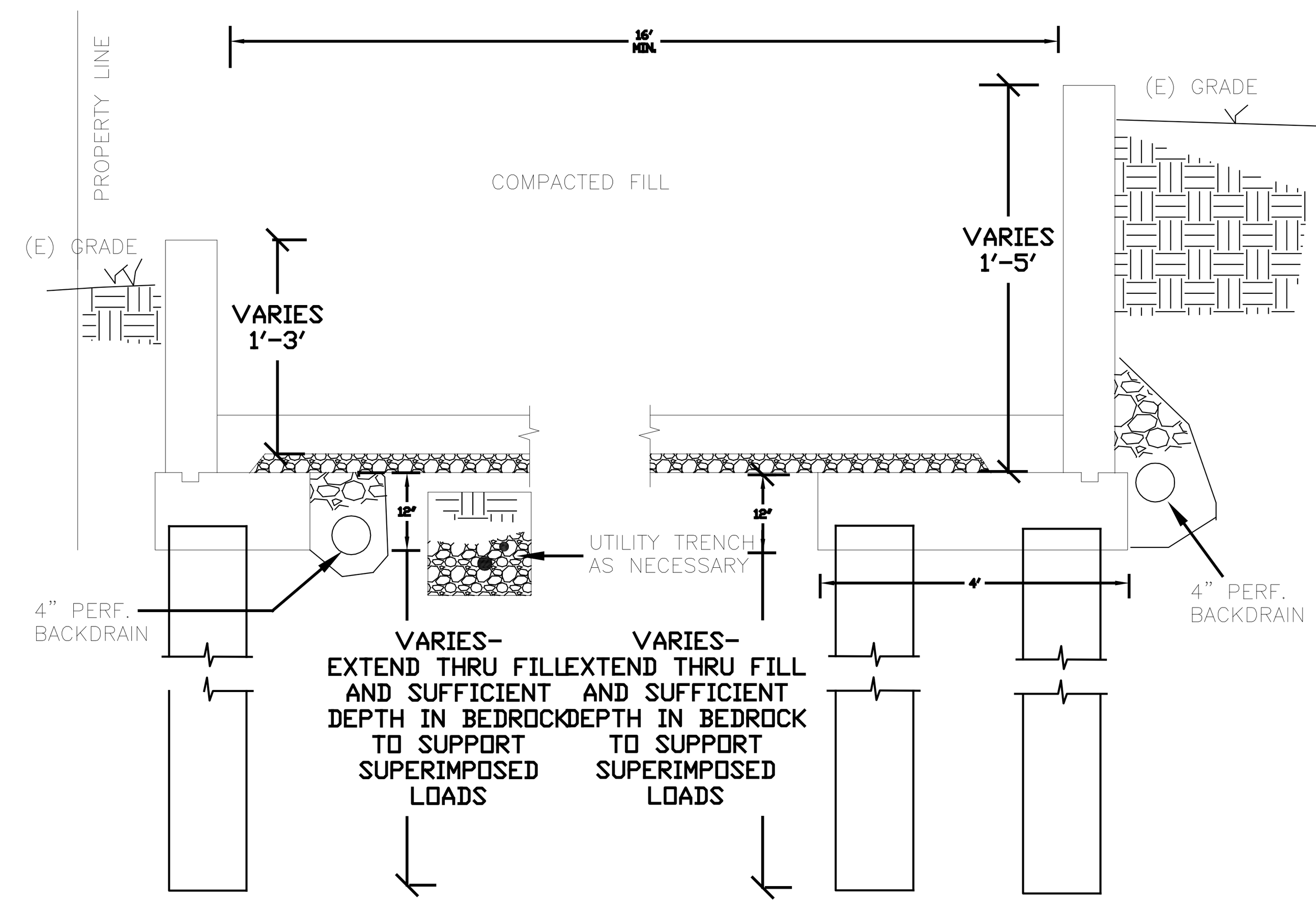
CG-1

CONCEPT GRADING PLAN & SECTION



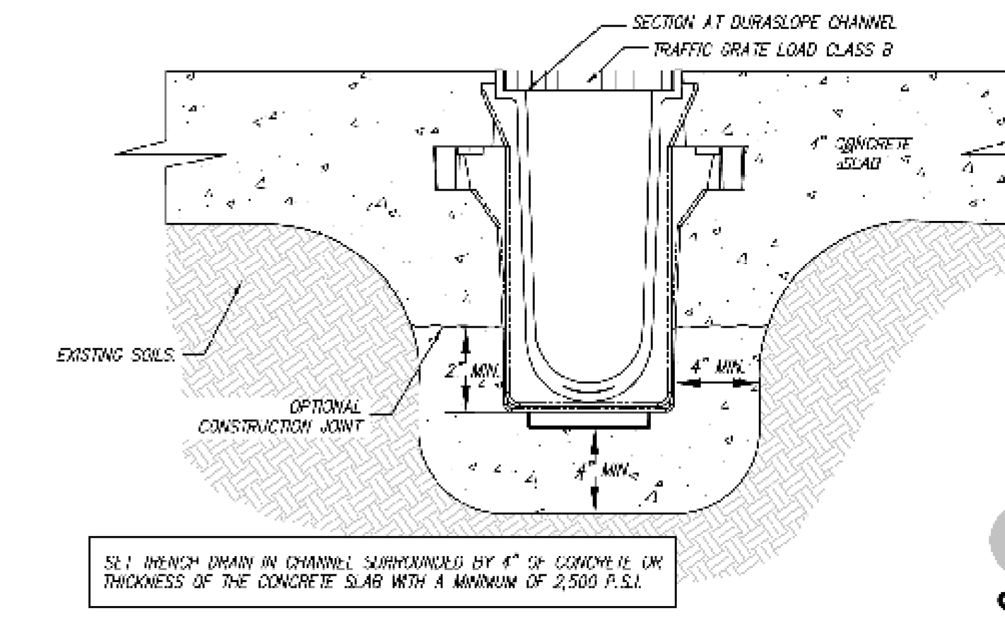
NOTE: THE NECESSITY FOR DRILLED PIERS TO SUPPORT PORTIONS OF THE RETAINING WALLS TBD UPON EXCAVATION AND INPUT FROM THE GEOTECHNICAL ENGINEER.

SECTION B: DRIVEWAY IN FILL | SCALE 1/2"=1'-0" | 6



NOTE: THE NECESSITY FOR DRILLED PIERS TO SUPPORT PORTIONS OF THE RETAINING WALLS TBD UPON EXCAVATION AND INPUT FROM THE GEOTECHNICAL ENGINEER.

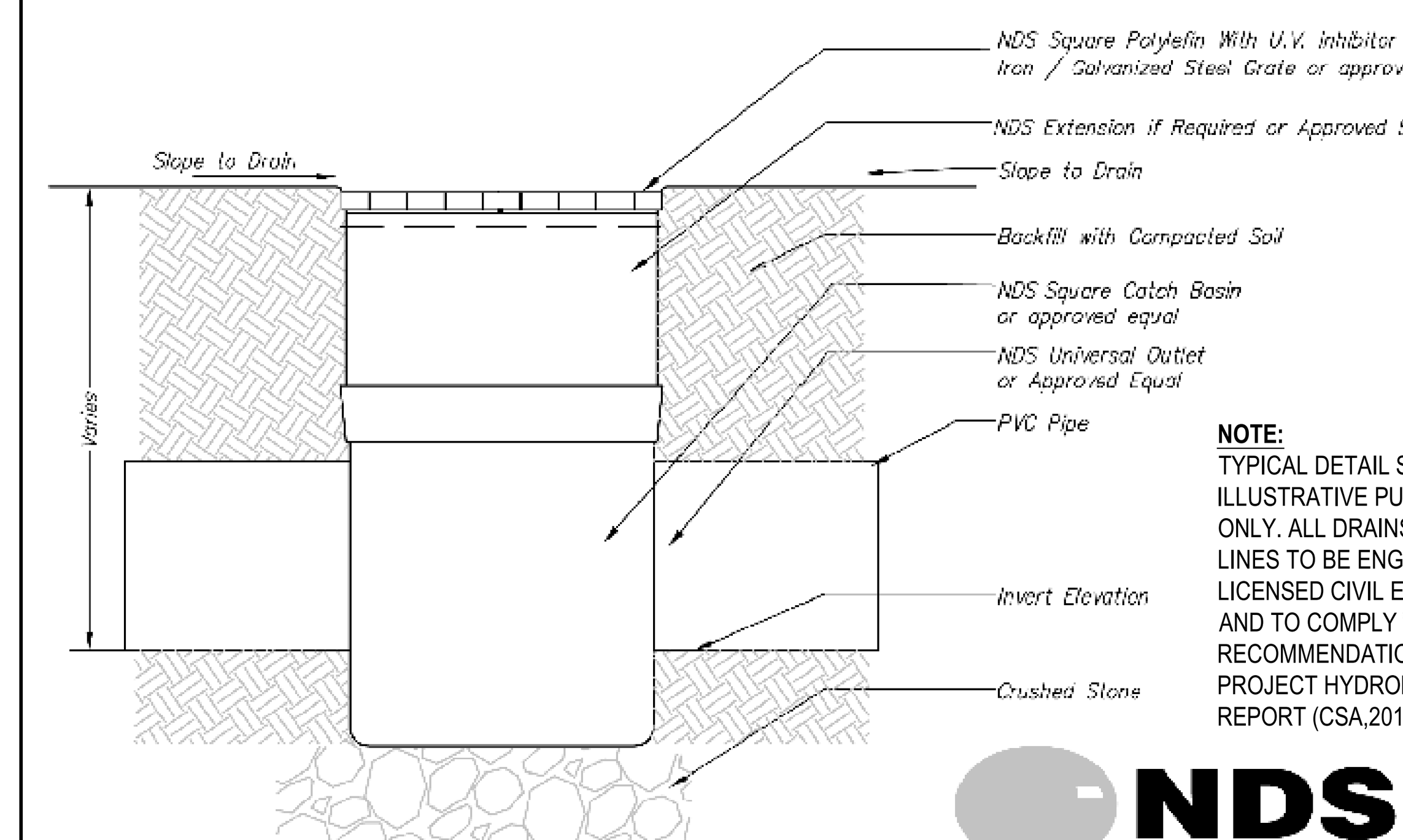
SECTION C: DRIVEWAY IN CUT | SCALE 1/2"=1'-0" | 4



NOTE:
TYPICAL DETAIL SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL DRAINS AND DRAIN LINES TO BE ENGINEERED BY LICENSED CIVIL ENGINEER AND TO COMPLY WITH RECOMMENDATIONS IN PROJECT HYDROLOGY REPORT (CSA,2015) .

NDS One source. Many solutions.

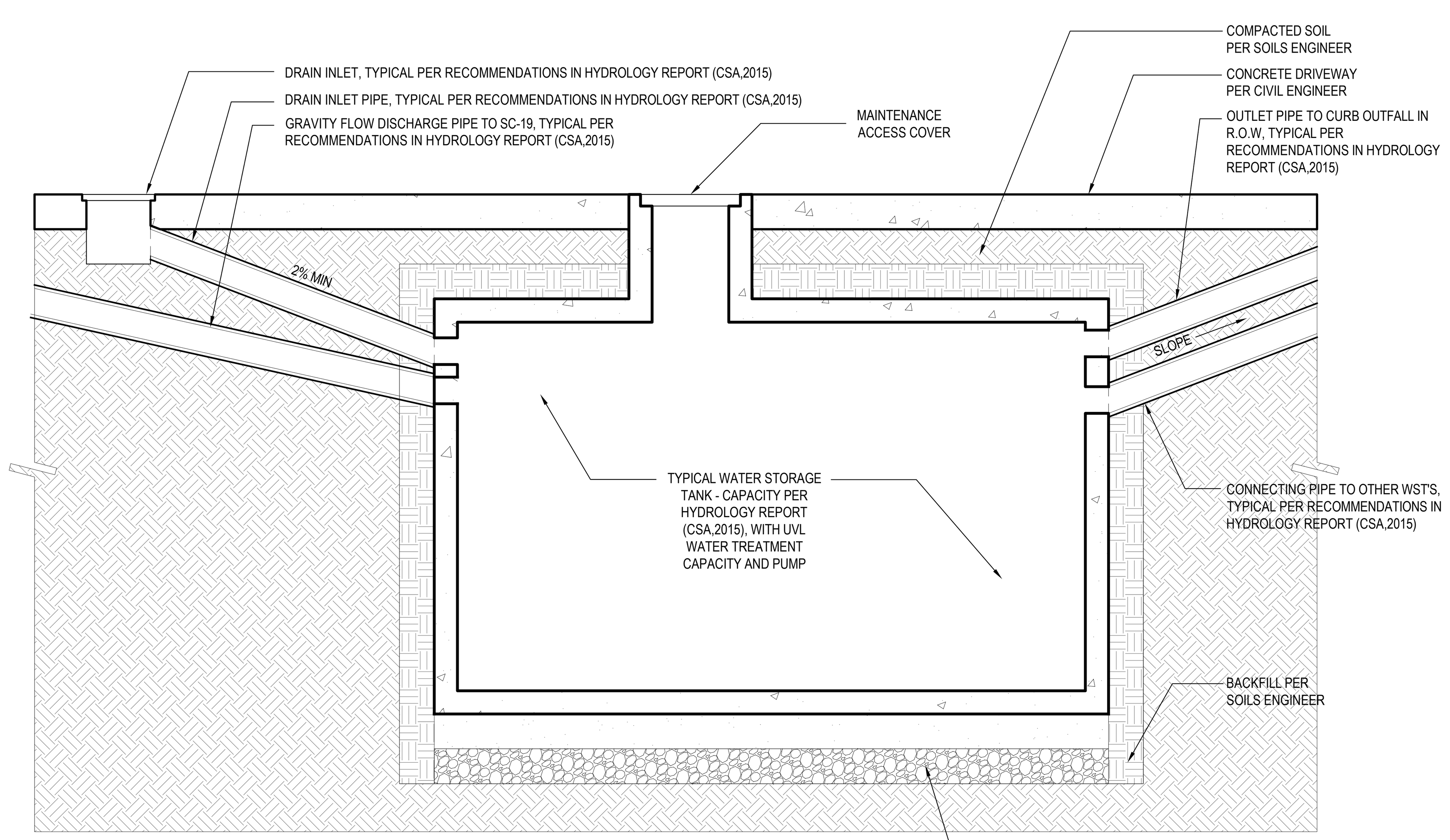
TRENCH DRAIN DETAIL, TYPICAL | SCALE NTS | 3



NOTE:
TYPICAL DETAIL SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL DRAINS AND DRAIN LINES TO BE ENGINEERED BY LICENSED CIVIL ENGINEER AND TO COMPLY WITH RECOMMENDATIONS IN PROJECT HYDROLOGY REPORT (CSA,2015) .

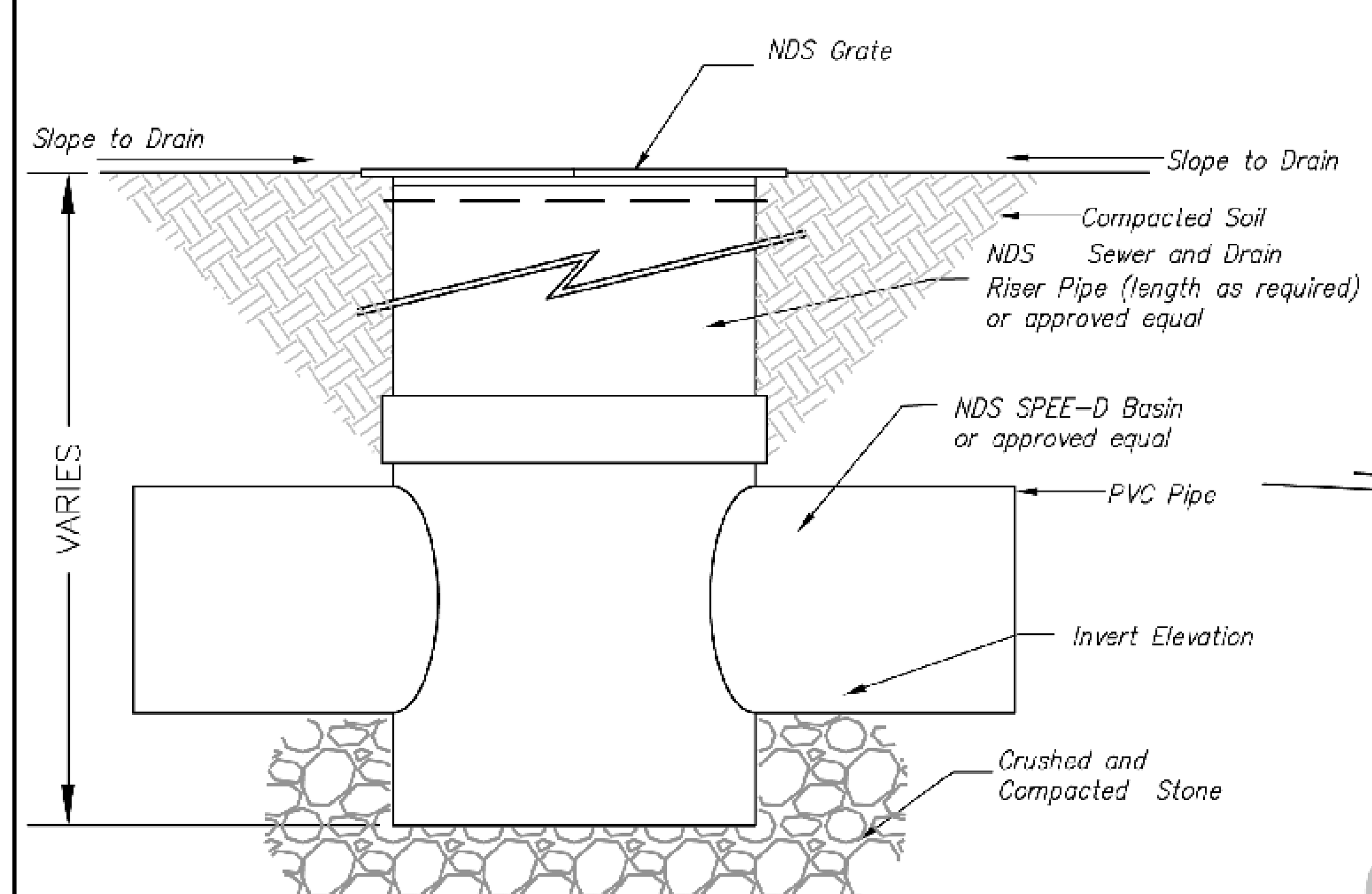
NDS One source. Many solutions.

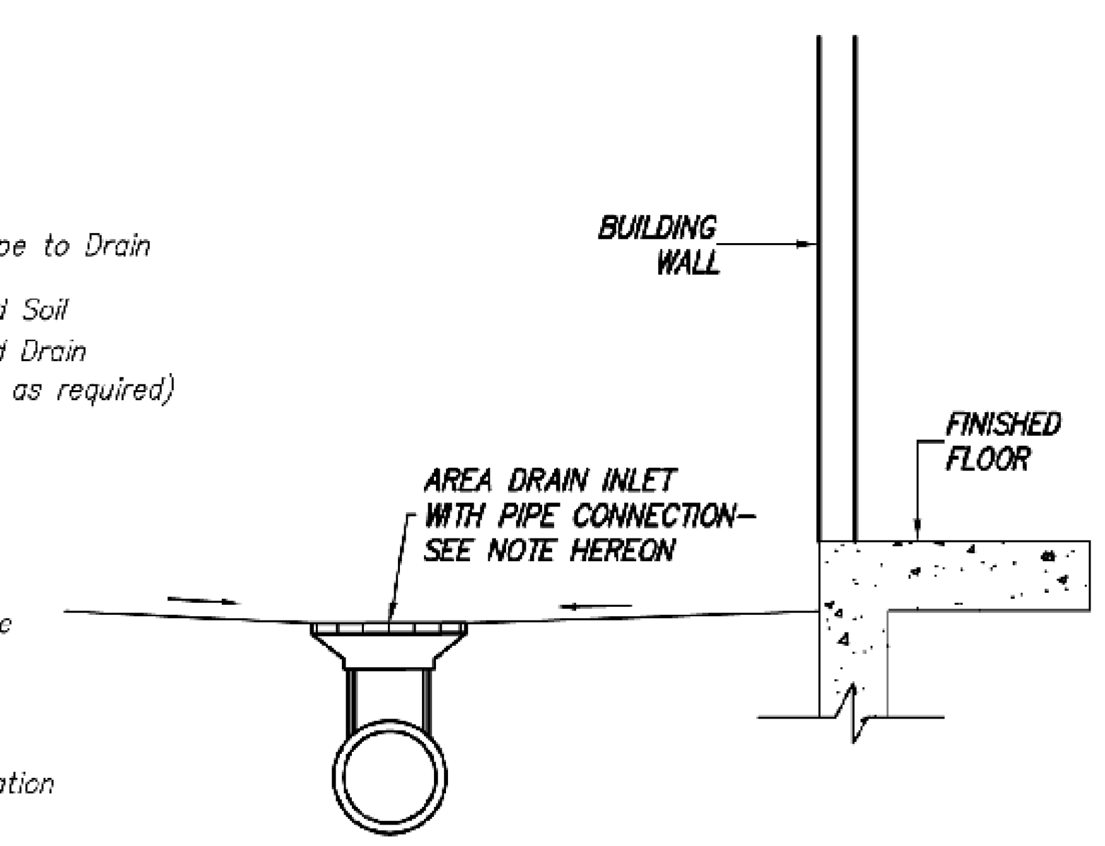
AREA CATCH BASIN DETAIL, TYPICAL | SCALE NTS | 2



NOTE: THE INTENTION OF THIS DRAWING IS FOR CONCEPTUAL DIAGRAMMATIC USE FOR PLANNING PERMIT APPROVAL. TANKS WILL BE FULLY ENGINEERED BY LICENSED CIVIL ENGINEER WITH RECOMMEDNATIONS BY HYDROLOGY REPORT (CSA,2015) FOLLOWING PLANNING APPROVALS AND BEFORE BUILDING DEPARTMENT PERMIT SUBMITTAL.

STORM WATER RETENTION TANK: TYPICAL SECTION | SCALE NTS | 5





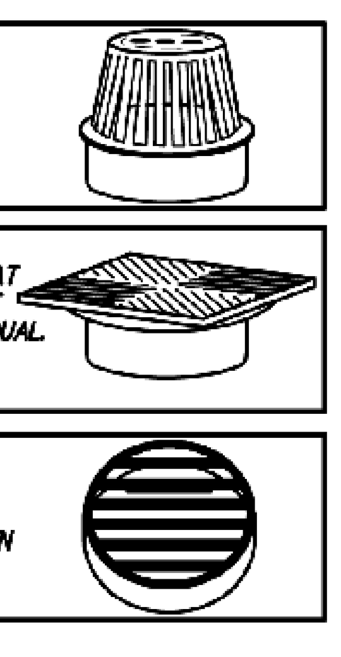
NDS One source. Many solutions.

NOTE:
TYPICAL DETAIL SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL DRAINS AND DRAIN LINES TO BE ENGINEERED BY LICENSED CIVIL ENGINEER AND TO COMPLY WITH RECOMMENDATIONS IN PROJECT HYDROLOGY REPORT (CSA,2015) .

PLANTER AREAS: USE CONE TYPE "BEE HIVE" ATRIUM GRATE SUCH AS 6" NDS 80 (GREEN) OR APPROVED EQUAL. U.N.O.

SIDEWALK OR TURF AREAS: USE FLAT DRAIN COVERS SUCH AS 9" SQUARE NDS 950 (GREEN) OR APPROVED EQUAL. U.N.O.

DECK AREAS: USE 6" ROUND, BRASS DROP-IN GRATES SUCH AS NDS 906PB POLISHED BRASS 20/CTN OR APPROVED EQUAL. U.N.O.



DRAIN INLET DETAIL, TYPICAL | SCALE NTS | 1

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licensed architect CLAY ROBERT JAMES AURELL C-30926 RENEWAL DATE 04.30.17 state of california

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CG-2
TYPICAL GRADING & DRAINAGE DETAILS

General Survey Notes

1) Black topographic lines shown on this map based on 2010 survey by Cotton, Shires and Associates, Inc. (CSA).

2. Vertical Datum for CSA topography based on NOAA published value for mean lower low water (MLLW) in Santa Barbara. MLLW is 0.095 feet lower than the NAVD88 vertical datum.

3. Locations of houses, walls, topography, etc., that have not been surveyed by CSA, may be approximate only.

Legend

- East, North, and West property lines are based on the L.P. Cook, Inc. Record of Survey filed June 21, 2010, in Book 176 of Santa Barbara County Records of Survey at Page 92.
- South property line is coterminous with the Mean High Tide Line, which is mapped here based on the most recent available State Lands Commission Survey of the Mean High Tide Line, recorded in Book 41 of Santa Barbara County Miscellaneous Maps at Page 60.
- 70 — Topographic contours based on 2010 survey by Cotton, Shires and Associates, Inc. (CSA).
- 100 — Topographic contours based on City of Santa Barbara topography and features taken from map dated 4/10/95 (Revised April 1997) from County of Santa Barbara website: (http://www.countyofsb.org/pwd/water/TopoFloodControl1.htm).
- Topographic contours used for Average Slope Calculation based on 2010 survey by CSA.
- Proposed Development Envelope

Survey Limitations Notes

1. This is not a map of a boundary survey by CSA. No property corners have been set as part of CSA's work. Property lines are based on the most current surveys of record.

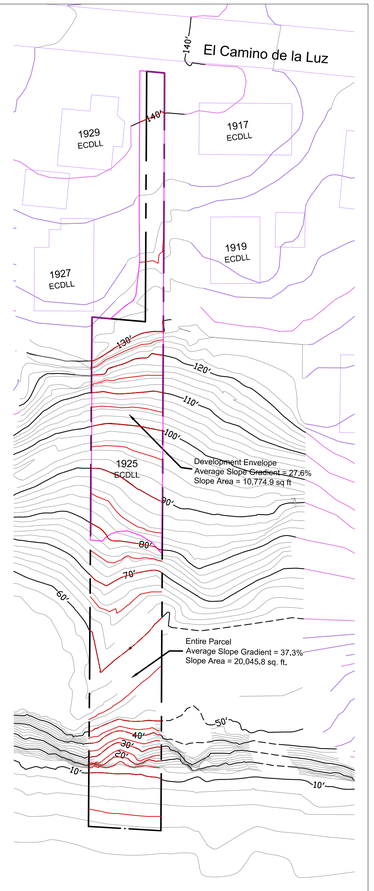
2. Survey monuments found in the course of this mapping are set by others, and have been used only as a reference for the purpose of topographic mapping, without our verification of their agreement with applicable legal descriptions and seniority of deeds.

3. Relation of topographic features (i.e., fences, walls, trees, power poles, etc.) to property lines as shown on this map is subject to the adjustments that a boundary survey may require.

4. If this map is provided in an electronic format as a courtesy to client, delivery of the electronic CAD file does not constitute delivery of a professional work product. The signed paper print delivered with this electronic CAD file constitutes our professional work product and, in the event the electronic CAD file is altered, the print must be referred to for the original and correct survey information. We shall not be responsible for any modifications made to the electronic CAD file or for any products derived from the electronic CAD file which are not reviewed, signed and sealed by us.

Average Slope Calculation Methodolgy

Five-foot contours were analyzed by using the average slope formula outlined in Santa Barbara Municipal Code 28.15.080. Average slope is calculated by multiplying contour interval, total length of all contours (determined in AutoCAD), and a constant (0.00229) divided by the net area of parcel or portion of the parcel.



COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

Average Slope Gradient Map
1925 El Camino De La Luz (and adjacent areas)
APN:045-100-024
SANTA BARBARA, CALIFORNIA

GEO/ENG BY JD	SCALE 1"= 50'	PROJECT NO. G0058
APPROVED BY POS	DATE JUNE 2015	FIGURE NO. 2